Kulana Hale Elderly & Disabled Rental Housing

State of Hawaii
Rental Housing Trust Fund

96:RHT/0126

July 10, 1996

Mr. Gary Gill
Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Finding of No Significant Impact for Kulana Hale Elderly & Disabled Housing Project
TMK (1)2-4-06-05, Honolulu, Oahu, Hawaii

The Rental Housing Trust Fund ("RHTF") has reviewed the comments received during the 30-day public comment period which began on March 23, 1996. The RHTF has determined that this project will not have significant environmental effect and has issued a finding of no significant impact. Please publish this notice in the July 23, 1996 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the final EA.

Please contact Stacy Sur at 587-0576, if you have any questions.

Sincerely,

Ramona K. Mullahey
Chairperson

Enclosure

c: Franco Mola

677 Queen Street Suite 300 Honolulu, Hawaii 96813 Tel (808) 587-0567 Fax (808) 587-0600

23

1996-07-23-OA-FEA-KULANA HALE ELDERLY & DISABLED RENTAL HOUSING

FINAL ENVIRONMENTAL ASSESSMENT & FINDING OF NO SIGNIFICANT IMPACT

KULANA HALE ELDERLY & DISABLED RENTAL HOUSING PROJECT

South Beretania and Kalakaua Avenue
Honolulu, HI 96826

Prepared in Fulfillment of the Requirements
of Chapter 343, Hawaii Revised Statues and
Chapter 200, Title 11, Administrative Rules
Department of Health, State of Hawaii

Prepared For:

Rental Housing Trust Fund
677 Queen Street, Suite 300
Honolulu, HI 96813

Prepared By:

Pacific Atelier International
Fabrizio Medosi & Dean Shibuya, AIA/Principals
737 Bishop Street, Suite 1530
Honolulu, HI 96813

Coastal Rim Properties, Inc.
1541 S. Beretania Street, Suite 204
Honolulu, HI 96826

July 1996

Kulana Hale

TABLE OF CONTENTS

TABLE OF CONTENTS CONTINUED

EXHIBIT A
Project Summary
Page X

Type of Project:	176 Elderly Rentals (incl. 1 Res Mngr) &10 Elderly Rentals		
Location:	S. Beretania St. & Kalakaua Ave.- Honolulu, HI 96826		
Site:	19,842 SF	Zoning: BMX-3	
Tax Map Key:	2-4-06:05	Census Tract: 35:00-106	
Owner:	Kulana Hale Limited Partnership - A Hawaii Limited Partnership Foundation for Social Resources, Inc. - General Partner		
Developer:	Coastal Rim Properties, Inc.		
Number of Floors:	11 Residential Floors 4 Parking Levels 15 Total Floors		
Unit Count and Rental Rates:	New Residential	176 Units	
	Existing 3-Story	10 Units	
	Parking	90 Stalls	
	Loading	2 Stalls (L19' x W8'-6" x H10')	

Unit Mix:			
122	Studios	(367-400 SF)	$565 - $678
43	One-Bedroom	(521-534 SF)	$727
11	Two-Bedroom	(694 SF)	$872

Parking Mix:	
50	Residential
4	Handicap
19	Guest
17	Retail
90	Total Stalls

Other Space:	
Lounge/Laundry/Community Room	3,236 SF
Covered Deck	1,100 SF
Courtyard	500 SF

Contact Person:
Mr. Franco Mola, President
Coastal Rim Properties, Inc.
1541 S. Beretania Street, Suite 204
Honolulu, HI 96826
Tl: 973-0366 / Fx: 973-0360

The details listed above as of 7/10/96 are for information purposes only and are subject to change without notice.

SECTION 1

DESCRIPTION OF THE PROPOSED PROJECT

Kulana Hale Limited Partnership proposes to develop an 186-unit, 100% affordable rental housing complex located in the Makiki district of Honolulu for the elderly and the disabled. Kulana Hale's general partner is the Foundation for Social Resources, Inc. a 501(c)(3) nonprofit housing corporation. Kulana Hale will have ownership of the Project through a 35-year ground lease, to be executed with Capitol Market Limited, who is the current owner of the Property. The project site is identified as TMK: 2-4-06:05 encompassing a land area of 19,842 SF (see EXHIBIT B, page 2).

A. OBJECTIVES OF THE PROPOSED PROJECT

Development of the proposed housing complex will aid the State and County governments in achieving at least three of several public policy objectives. The first is to commit land to productive use. The second is to provide safe, clean and affordable rental housing to the elderly and the disabled in a convenient location, in a neighborhood already serviced by public infrastructure. The third is to support the City and County in undertaking improvements consistent with the aspiration an goals of the Makiki neighborhood.

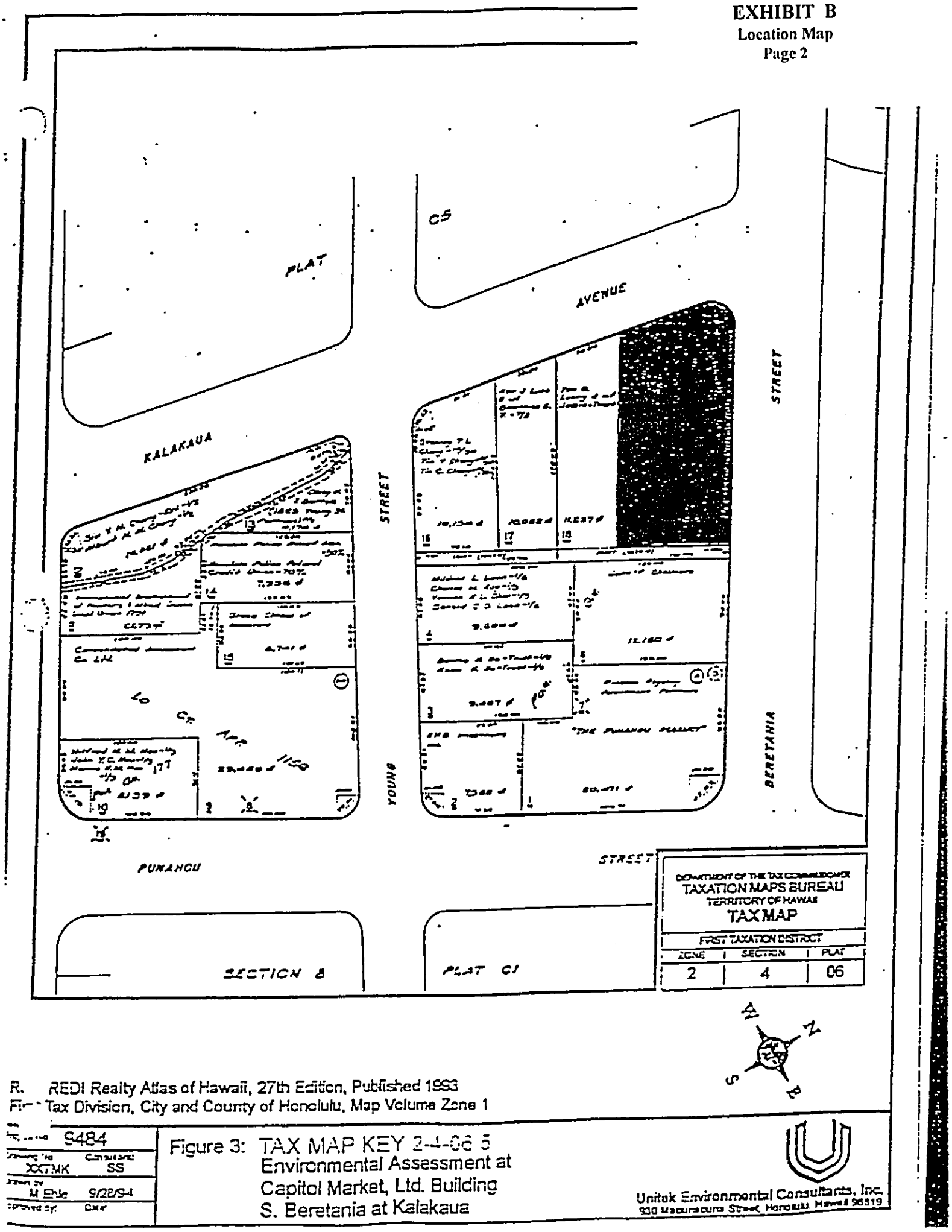
The project conforms with the City's land use and zoning plans for the area. Furthermore, the City and County of Honolulu approved the requested 201E exemptions for the project through a resolution passed on October 18, 1995. Agency comments have been received and addressed (see APPENDIX 5, page 25). In addition, the project was presented to the Makiki Neighborhood Board No. 10 at its regular meeting on July 20, 1995. The Board voted 11 to 0 in support of the project with one person abstaining from voting.

B. TECHNICAL CHARACTERISTICS

The Site
The site is accessible off of Beretania Street via two driveways and by a road easement along the Diamond Head boundary of the property off of Young Street. The lot is presently occupied by an existing concrete three-story retail/office building (11,915 SF) and a one-story commercial building (3,604 SF). The remainder of the land is presently used as a 28 stall, at-grade parking lot with no landscaping.

Residential Building
The 186 unit project will be built in one or two phases, depending on the award of additional tax credits, with plans for completion in 1997. The 176 unit residential tower and landscaped courtyard

EXHIBIT B
Location Map
Page 2



R. REDI Realty Atlas of Hawaii, 27th Edition, Published 1993
Fir[illegible] Tax Division, City and County of Honolulu, Map Volume Zone 1

[illegible]	5484
[illegible]	XXTMK SS
[illegible]	M Ehle 9/28/94
[illegible]	[illegible]

Figure 3: TAX MAP KEY 2-4-06 5
Environmental Assessment at
Capitol Market, Ltd. Building
S. Beretania at Kalakaua

Unitek Environmental Consultants, Inc.
930 Mapunapuna Street, Honolulu, Hawaii 96819

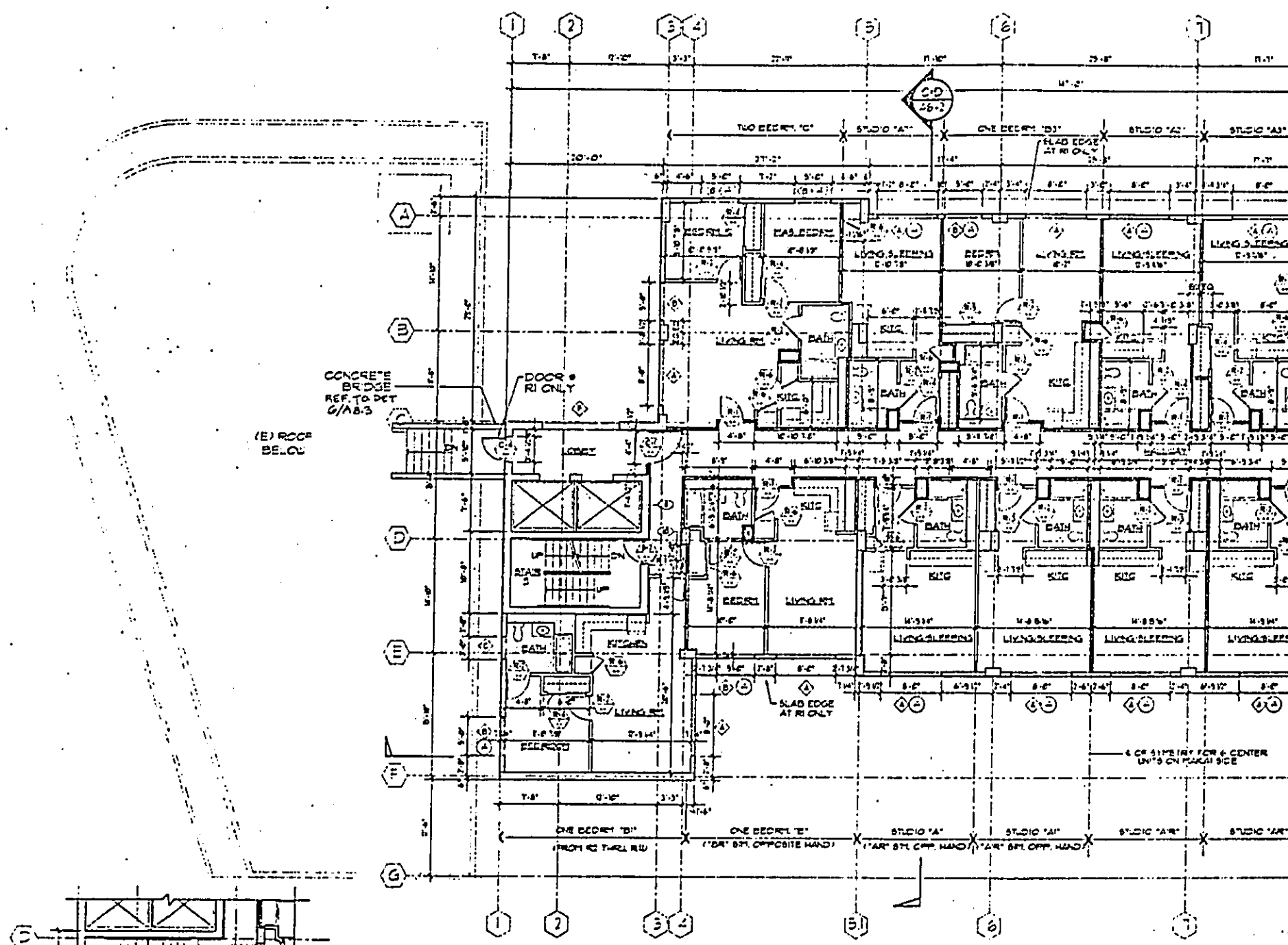
will be located on the site currently occupied by the existing parking lot and one-story structure. It will include 122 studios (367 - 400 SF), 43 one-bedrooms (521-534 SF) and 11 two-bedrooms (694 SF). Ten additional units will be retrofitted on the second and third floors of the existing three-story commercial building. These 10 additional units will be rented to low-income elderly and disabled persons earning 50% or less of the median income, thereby increasing the total number of units offered at 50% or below the median from 35 (20%) to 45 units (25% of total units). All other units will be rented to those earning 60% or below the median income. The number of two bedroom units was decreased and the number of studio units was increased to accommodate and reflect market demands. The additional 10 units relate to our resubmittal for tax credits. If we are unsuccessful in the award of these additional credits, we will not retrofit the second and third floors of the existing three-story building to increase the number of residential units from 176 to 186. Development of the 176 unit residential tower, however, will remain the same as presented above with or without the award of additional tax credits (see APPENDIX 4).

Building Characteristics

The residential tower will be a single, H-shaped 15 story building, encompassing 11 residential floors on top of a 4 level parking structure. Typical floor to floor heights in the residential portion of the building will be 8'-6". The maximum height allowable under the 201E Exemptions is 150 feet. The proposed building height is 133.33 feet (exclusive of the unoccupied roof). The staggered facade (see EXHIBIT G, page 8.3) of various setbacks of the residential superstructure along the length of the building, combined with a pitched roof with articulated architectural elements, will provide shadow lines and visual relief from an otherwise purely rectangular building form.

Each residential floor, as shown in EXHIBIT C on pages 4 and 5, consists of a double loaded 6 foot wide corridor. Two elevators and two stair shafts make up the building's vertical circulation. A trash chute with a handicapped accessible vestibule will also be provided on each floor. All units are handicap adaptable and 50% totally accessible per ADAAG, including bathrooms, kitchens and doorways to accommodate not only the elderly but the disabled. The project will encompass a floor area of 125,926 SF, attaining an FAR of 6.35, which is broken down as follows:

Kulana Hale	Square Footage
New Retail Space	1,792
Existing Retail Space	5,060
10 Additional Residential Units	8,332
Residential Tower	97,944
Residential Lobby	1,288
Community Room/Lounge/Laundry/Covered Deck	4,336
Ground Floor Mechanical	771
Mechanical w/in Parking Structure	848
Roof/Elevator Machine Room	5,055
Landscaped Courtyard	500
Total SF	125,926
FAR	6.35



1 / A2-4 RESIDENTIAL TYP. FL.

SCALE : 1/8" = 1'-0"

NOTE: 1. REFER TO SHEET A32, A33, A34 AND A35 FOR 1/4" = 1'-0" UNIT FLOOR PLANS

2. FOR BALANCE OF PARTITION TYPE DESIGNATIONS REFER TO SHEETS A32, A33, A34 AND A35

2 / A2-4 STUDIO/MANAGER'S OFF. FL. PL. (RI ON

SCALE : 1/8" = 1'-0"

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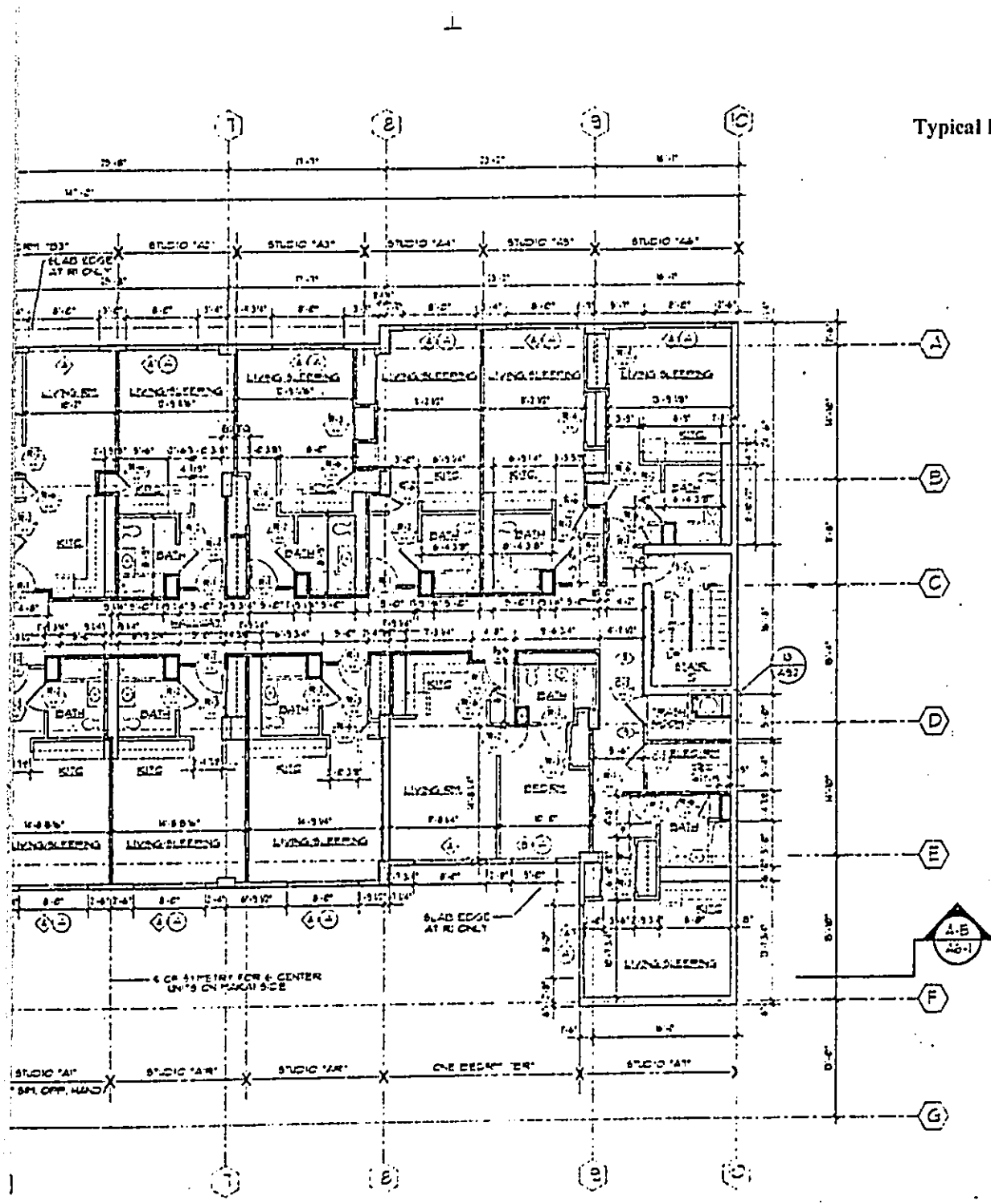

REVISION

ISSUE: DATE:

EXHIBIT C
Typical Residential Floor Plan (R1- R4)
Page 4

PROJECT:
KULANA HALE

DEVELOPER:
COASTAL RIM PROPERTIES, INC.
1541 S. BERETANIA ST., SUITE 204
HONOLULU, HAWAII 96816

PACIFIC ATELIER INTERNATIONAL, INC.
ARCHITECTURE
INTERIORS & PLANNING
737 BISHOP ST., SUITE 1530
HONOLULU, HAWAII 96813
TEL: (808) 533-3688
FAX: (808) 533-3677
E MAIL:

DEAN MUNIO SHIBUYA
LICENSED PROFESSIONAL ARCHITECT
No. 7757
HAWAII, U.S.A.

SIGNATURE:

This work was prepared by me or under my supervision, and construction of this project will be under my supervision.
(Par. 6-82-8, Department of Commerce and Consumer Affairs)

SHEET TITLE:

RESIDENTIAL TYP. FL. PLAN (R1 - R4)

SHEET NUMBER:

A2.4

- OF -

DATE:
JUNE 7, 1996

BUILDING PERMIT SET

ENTIAL TYP. FL. PLAN (R1 THRU. R11)

TO SHEET A32, A33, A34 AND A35
" • 1'-0" UNIT FLOOR PLANS
ALANCE OF PARTITION TYPE DESIGNATIONS
TO SHEETS A32, A33, A34 AND A35

F. FL. PL. (R1 ONLY)

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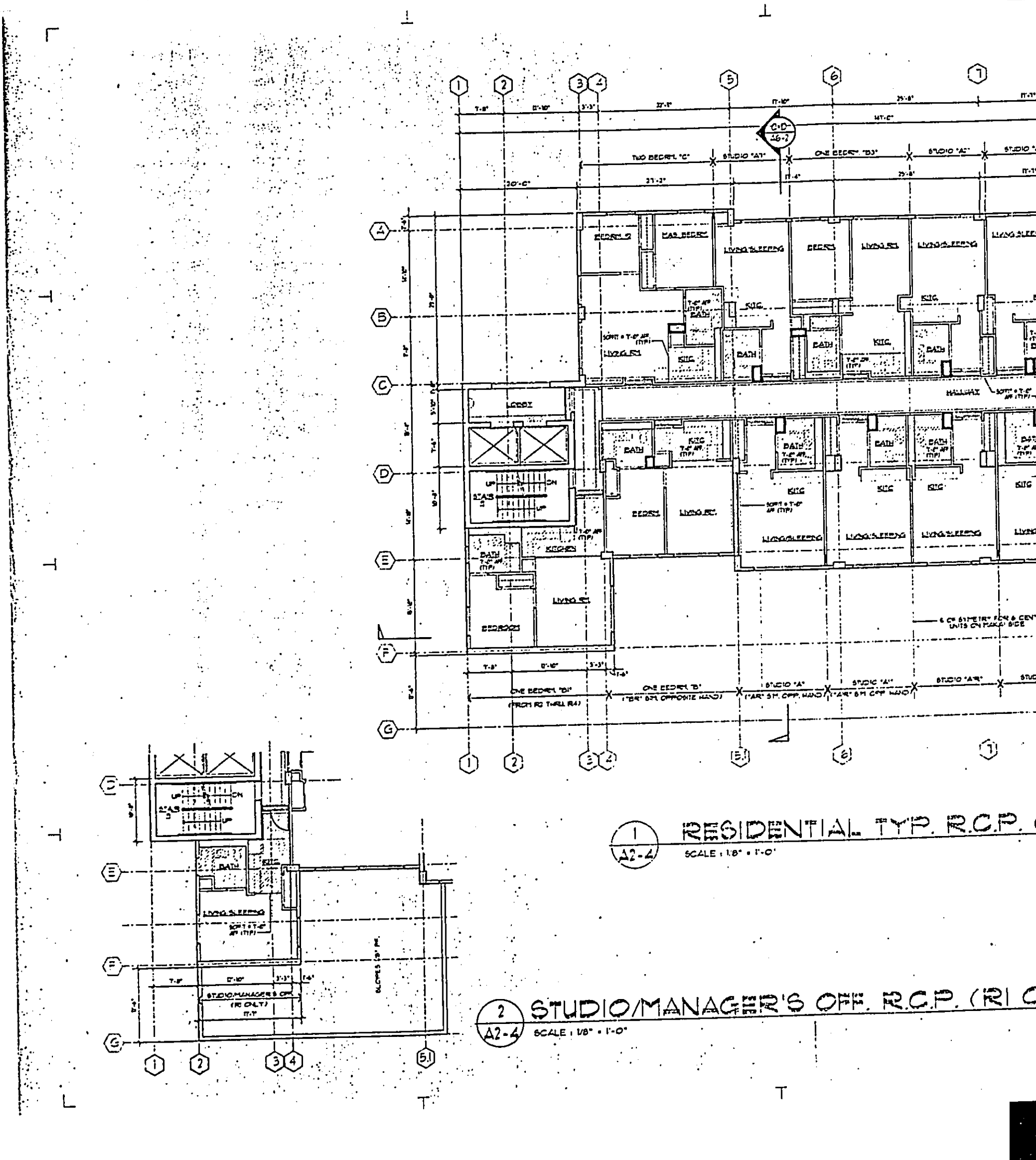

1 / A2-4 RESIDENTIAL TYP. R.C.P.

SCALE : 1/8" = 1'-0"

2 / A2-4 STUDIO/MANAGER'S OFF. R.C.P. (R1 O

SCALE : 1/8" = 1'-0"

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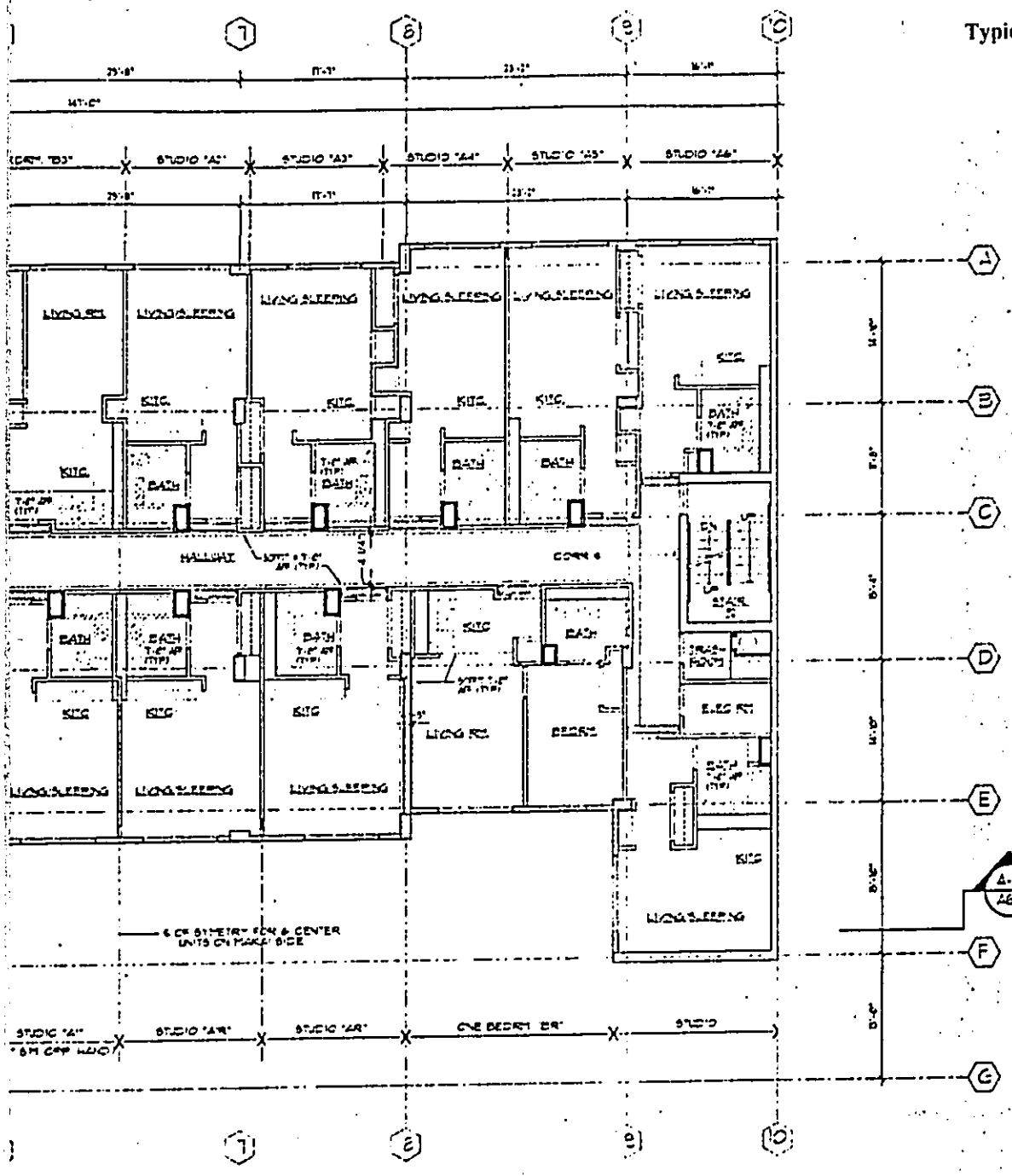


TYP. R.C.P. (R1 THRU. R4)

NOTES :

1. OBLIQUE HATCH REPRESENTS GYP. BD. SOFFIT AREAS @ 7'-0" AFF.
2. CROSS HATCH REPRESENTS SOFFIT AREAS WITH EGGCREATE @ 7'-0" AFF.

R.C.P. (R1 ONLY)

REVISION

EXHIBIT C
Typical Residential Floor Plan (R1-R11)
Page 5

PROJECT:
KULANA HALE

DEVELOPER:
COASTAL RIM PROPERTIES, INC.
1541 S. BERETANIA ST., SUITE 204
HONOLULU, HAWAII 96816

PACIFIC ATELIER INTERNATIONAL, INC.
ARCHITECTURE
INTERIORS & PLANNING
737 BISHOP ST., SUITE 1530
HONOLULU, HAWAII 96813
TEL: (808) 533-3688
FAX: (808) 533-3677
E MAIL:

DEAN MUNEO SHIBUYA
LICENSED PROFESSIONAL ARCHITECT
No. 7757
HAWAII, U.S.A.

SIGNATURE:

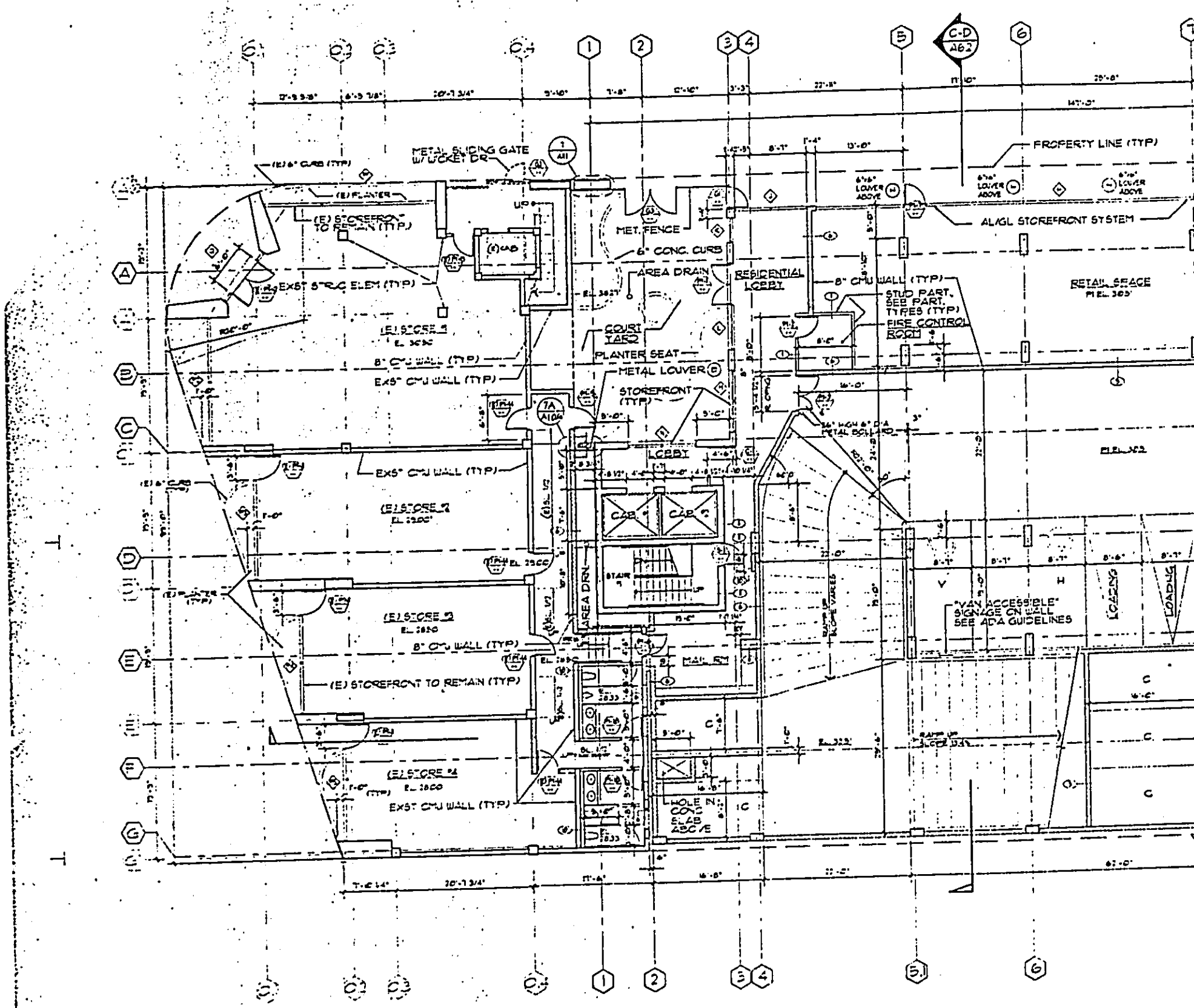
This work was prepared by me or under my supervision, and construction of this project will be under my supervision.
(Par. 6-82-8, Department of Commerce and Consumer Affairs)

SHEET TITLE:
RESIDENTIAL R.C.P. (R1 - R11)

SHEET NUMBER:
A2.7

- OF -

DATE:
JUNE 7, 1996
BUILDING PERMIT SET

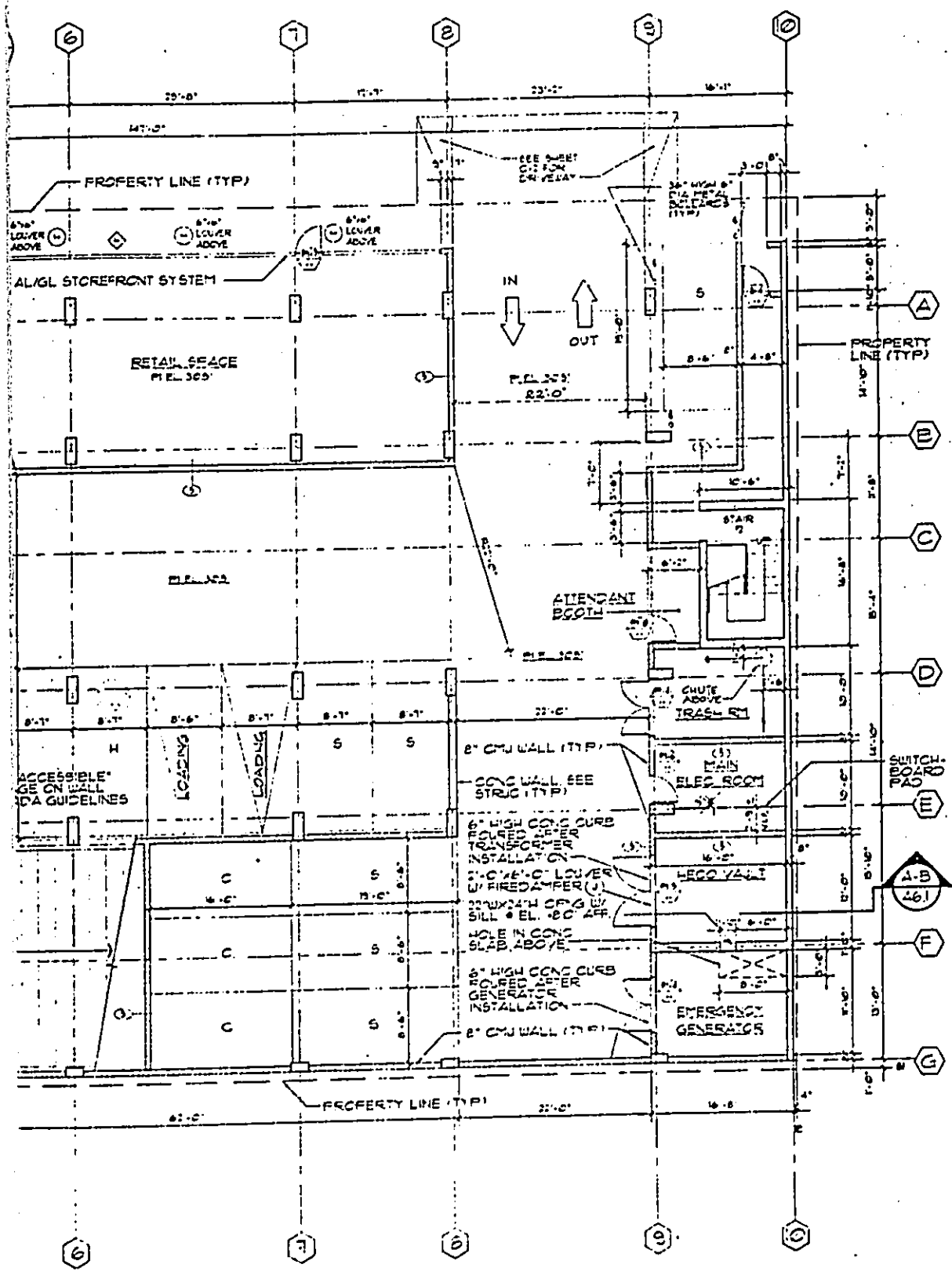


1 / A2.1 PARKING GARAGE P1 LEVEL

SCALE : 1/8" = 1'-0"

NOTE:
1. FOR PARTITION TYPES SEE A9.1 AND A9.2
2. FOR RESTROOM ELEVATIONS SEE 2.A5.1

DOCUMENT CAPTURED AS RECEIVED



REVISION

EXHIBIT D
Site/Ground Floor/Parking Garage P1
Page 6

PROJECT:
KULANA HALE

DEVELOPER:
COASTAL RIM PROPERTIES, INC.
1541 S. BERETANIA ST., SUITE 204
HONOLULU, HAWAII 96816

PACIFIC ATELIER INTERNATIONAL, INC.
ARCHITECTURE
INTERIORS & PLANNING
737 BISHOP ST., SUITE 1530
HONOLULU, HAWAII 96813
TEL: (808) 533-3688
FAX: (808) 533-3677
E MAIL:

DEAN MICHEO SHIBUYA
LICENSED PROFESSIONAL ARCHITECT
No. 7581
HAWAII, U.S.A.

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(Per. 6-82-8, Department of Commerce and Consumer Affairs)

SHEET TITLE:

PARKING GARAGE P1

SHEET NUMBER:

A2.1

- OF -

DATE:
JUNE 7, 1996

BUILDING PERMIT SET

Parking
A total of 90 stalls are provided for use by the residents and visitors to the site. The four-level parking structure concept is simple and easy to navigate (see EXHIBITS D & E, pages 6 through 8.1). The ground floor will have a drop off area, loading and handicap stalls located next to the lobby, providing a direct and accessible route into the building. On the upper levels, additional handicapped stalls will be located near the elevator lobbies (see APPENDIX 4). Parking spaces meet our previously approved parking requirements as follows:

Use	Spaces	Ratio	Comment
Elderly Residential	47	1:4	Per 201E Exemption
Guest	19	1:10	Per Code
Handicap	4	4 per 100 stalls	Per Code
Retail	17	1:400 SF	Per Code
Surplus Stalls	3		
Total	90		

Additional Features
A large community room, lounge, laundry facility and covered lanai will be located on the fourth floor of the parking garage encompassing approximately 4,336 SF. The community room will be available to the residents for various social and recreational functions and to community organizations for meetings and assemblies on a reservation basis (see EXHIBIT F, page 8.2).

Required mechanical, electrical and fire rooms will be located within the parking structure and on the ground floor. Security doors and call systems will be located at all access points of the project to ensure the safety of the residents.

A covered walkway with a minimum 12 foot ceiling height adjacent to the retail frontage along Beretania Street will provide a buffer from vehicular traffic and will be dedicated to this use for the life of the project. The existing sidewalk is to be converted to a landscape strip with trees and ground cover as an additional buffer (see EXHIBIT G, page 8.3).

A total of 1,800 SF of ground floor retail space is proposed in the new building. Businesses that will operate in this minimal square footage will most likely be interested in servicing the residents of the project and surrounding community. Examples of these service retailers are sundry stores, health food and sandwich shops, beauty salons and coffee shops. Commercial tenants in the 5,060 SF space in the existing retail building are likely to be restaurants and other service businesses (see APPENDIX 3).

A private landscaped courtyard area will be situated between the existing commercial building and the proposed residential tower adjacent to the front lobby entrance. This park-like courtyard will provide a green area of 500 SF for use by residents and retail customers alike. This area will be furnished with bench seats for passive recreation activities with gated access along Beretania Street as shown in the site plan.

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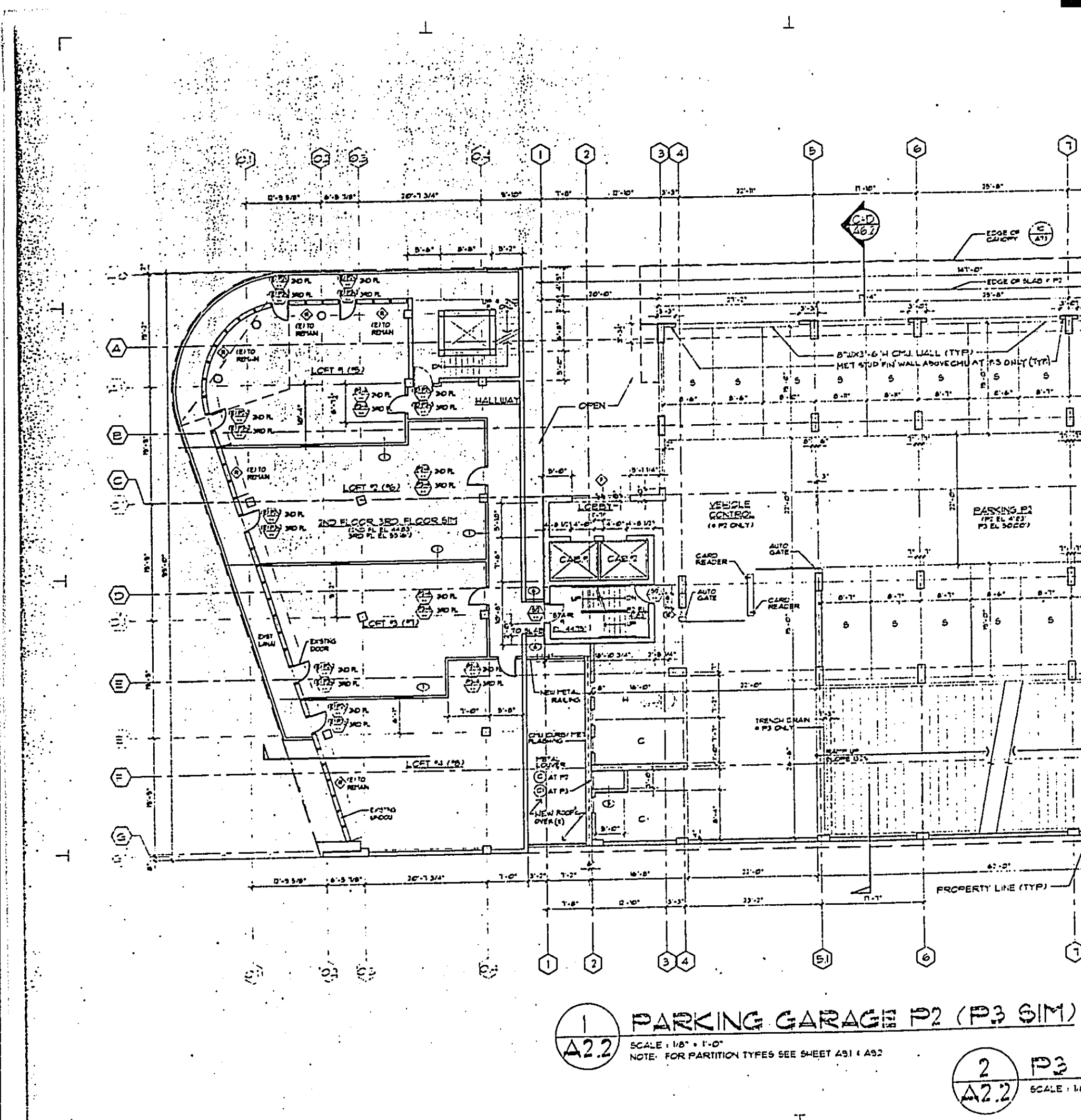

1/A2.2 PARKING GARAGE P2 (P3 SIM)

SCALE : 1/8" = 1'-0"

NOTE: FOR PARTITION TYPES SEE SHEET A9.1 & A9.2

2/A2.2 P3

SCALE : 1/

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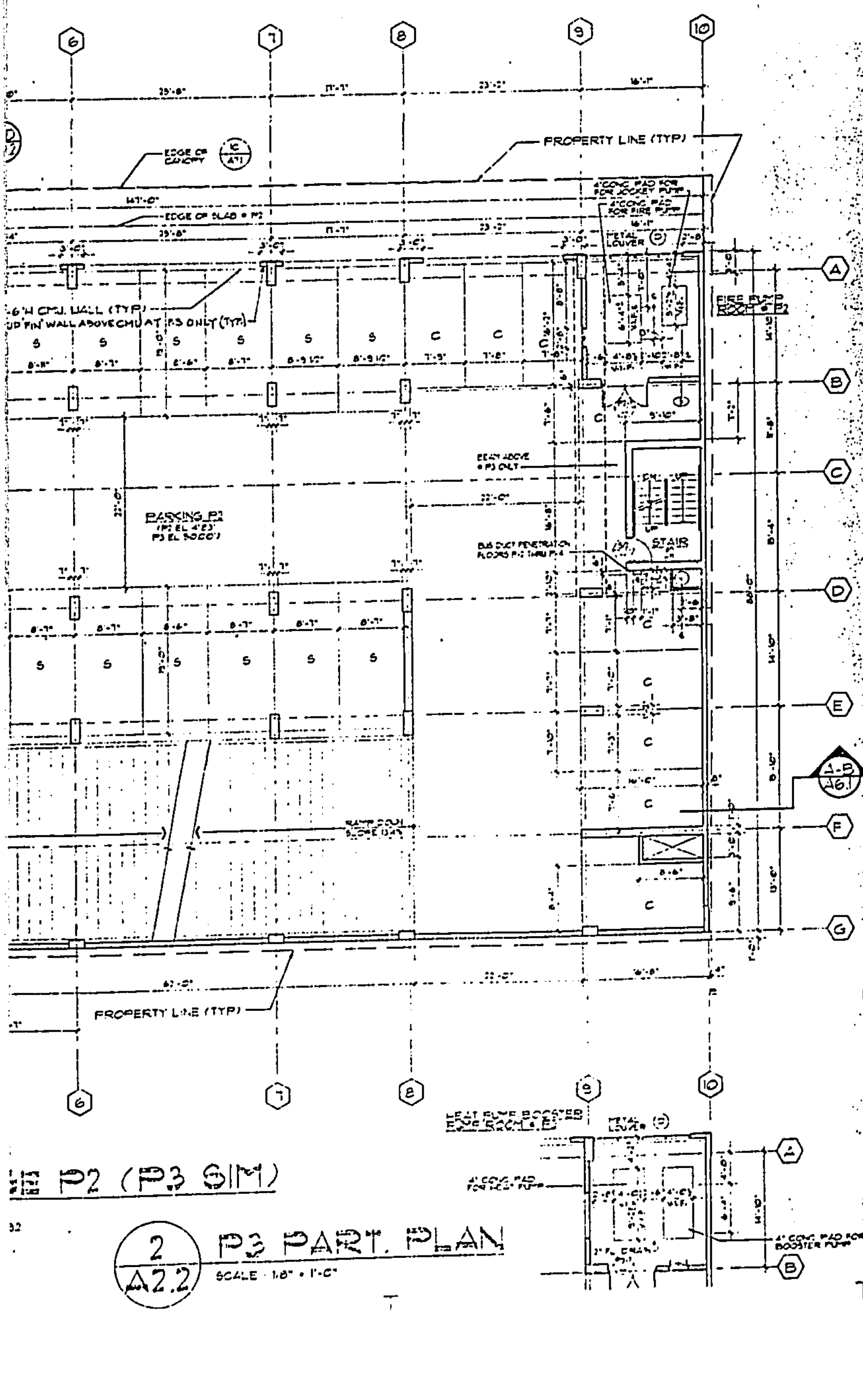
REVISION

ISSUE

EXHIBIT E
Parking Garage P2/3
Page 8



PROJECT:
KULANA HALE

DEVELOPER:
COASTAL RIM PROPERTIES, INC.
1541 S. BERETANIA ST., SUITE 204
HONOLULU, HAWAII 96816

PACIFIC ATELIER INTERNATIONAL, INC.
ARCHITECTURE INTERIORS & PLANNING
737 BISHOP ST., SUITE 1530
HONOLULU, HAWAII 96813
TEL: (808) 533-3688
FAX: (808) 533-3677
E MAIL:

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SHEET TITLE:
PARKING GARAGE P2,P3

SHEET NUMBER:
A2.2
- OF -

DATE:
JUNE 7, 1996

BUILDING PERMIT SET

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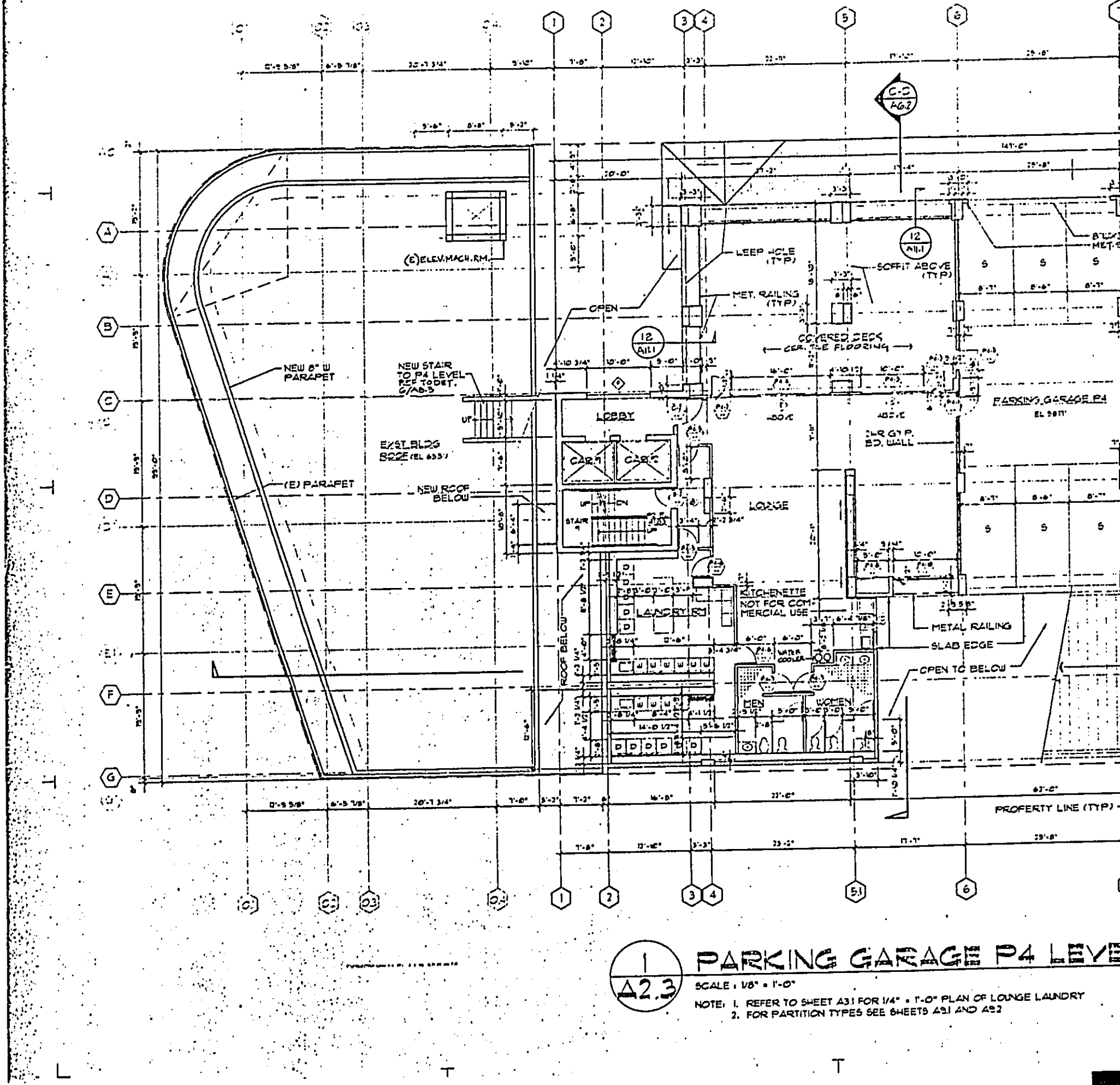

1 / A2.3 PARKING GARAGE P4 LEVEL

SCALE : 1/8" = 1'-0"

NOTE: 1. REFER TO SHEET A3.1 FOR 1/4" = 1'-0" PLAN OF LOUNGE LAUNDRY
2. FOR PARTITION TYPES SEE SHEETS A9.1 AND A9.2

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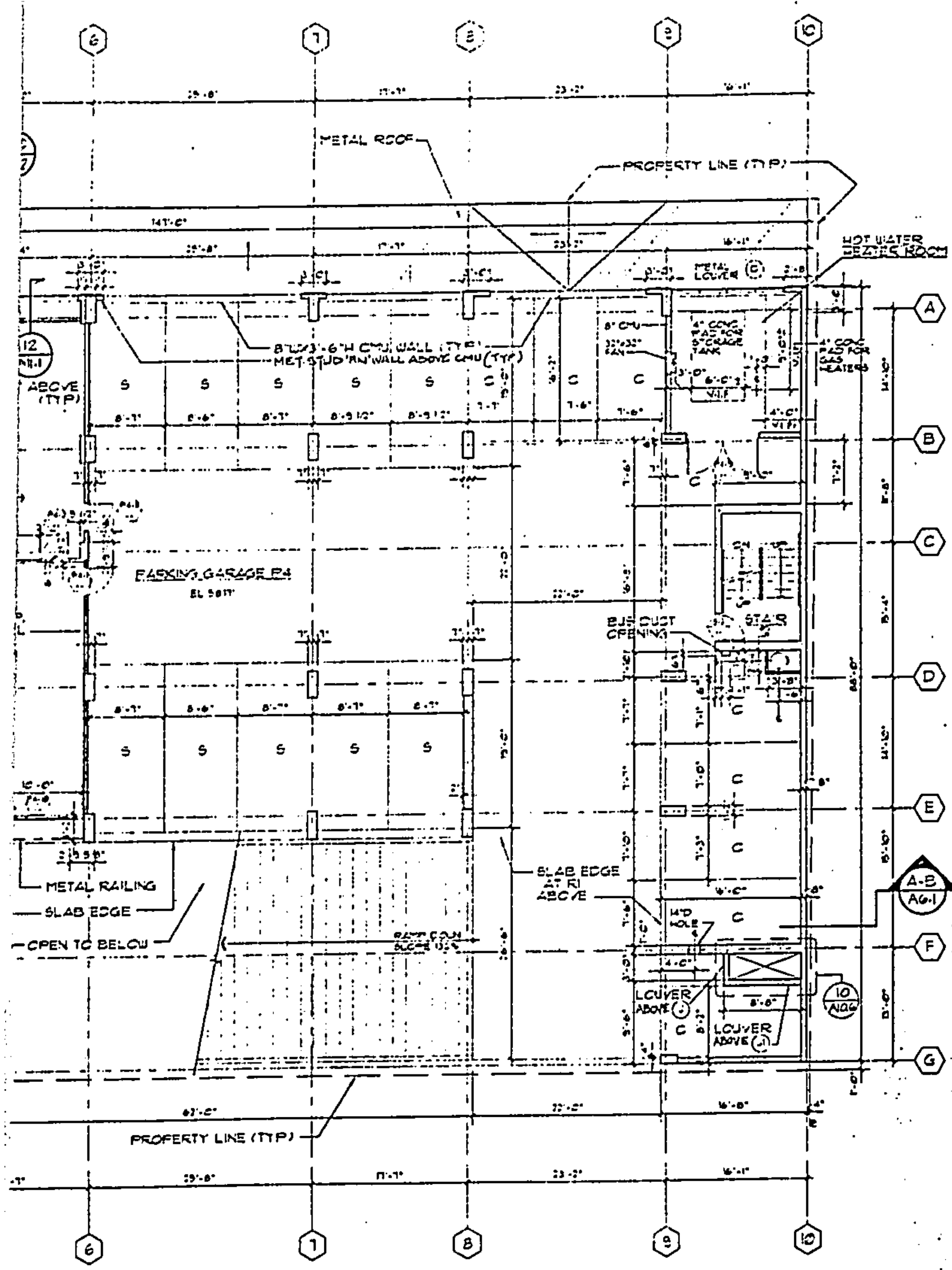
REVISION

EXHIBIT E
Parking Garage P4
Page 8.1



RAGE P4 LEVEL

1'-0" PLAN OF LOUNGE LAUNDRY
ETS A9.1 AND A9.2

PROJECT:
KULANA HALE

DEVELOPER:
COASTAL RIM PROPERTIES, INC.
1541 S. BERETANIA ST., SUITE 204
HONOLULU, HAWAII 96826

PACIFIC ATELIER INTERNATIONAL, INC.

ARCHITECTURE
INTERIORS & PLANNING

737 BISHOP ST., SUITE 1530
HONOLULU, HAWAII 96813
TEL: (808) 533-3688
FAX: (808) 533-3677
E MAIL:

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SHEET TITLE:
PARKING GARAGE P4

SHEET NUMBER:
A2.3
- OF -

DATE:
JUNE 7, 1996

BUILDING PERMIT SET

DOCUMENT CAPTURED AS RECEIVED

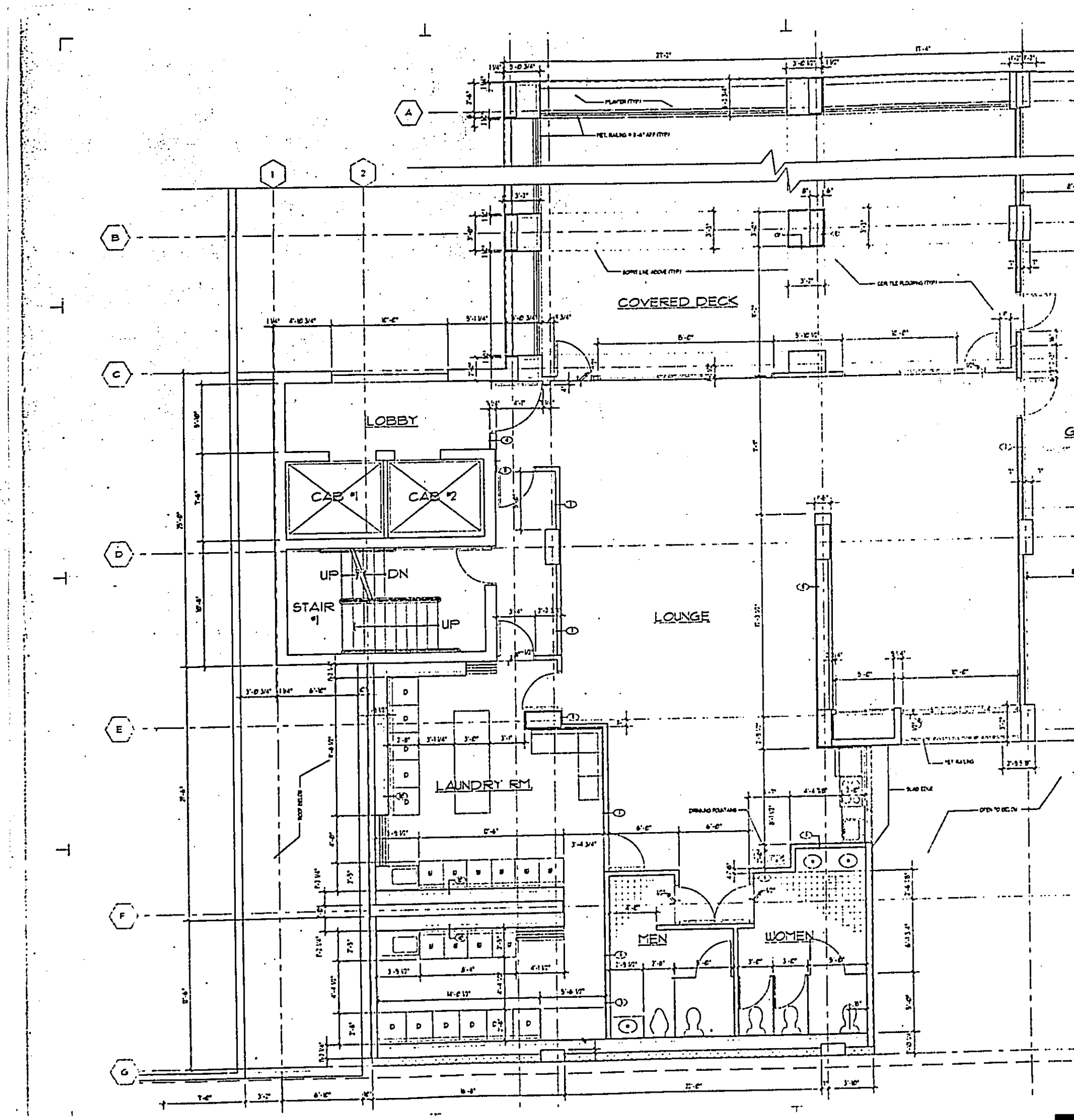

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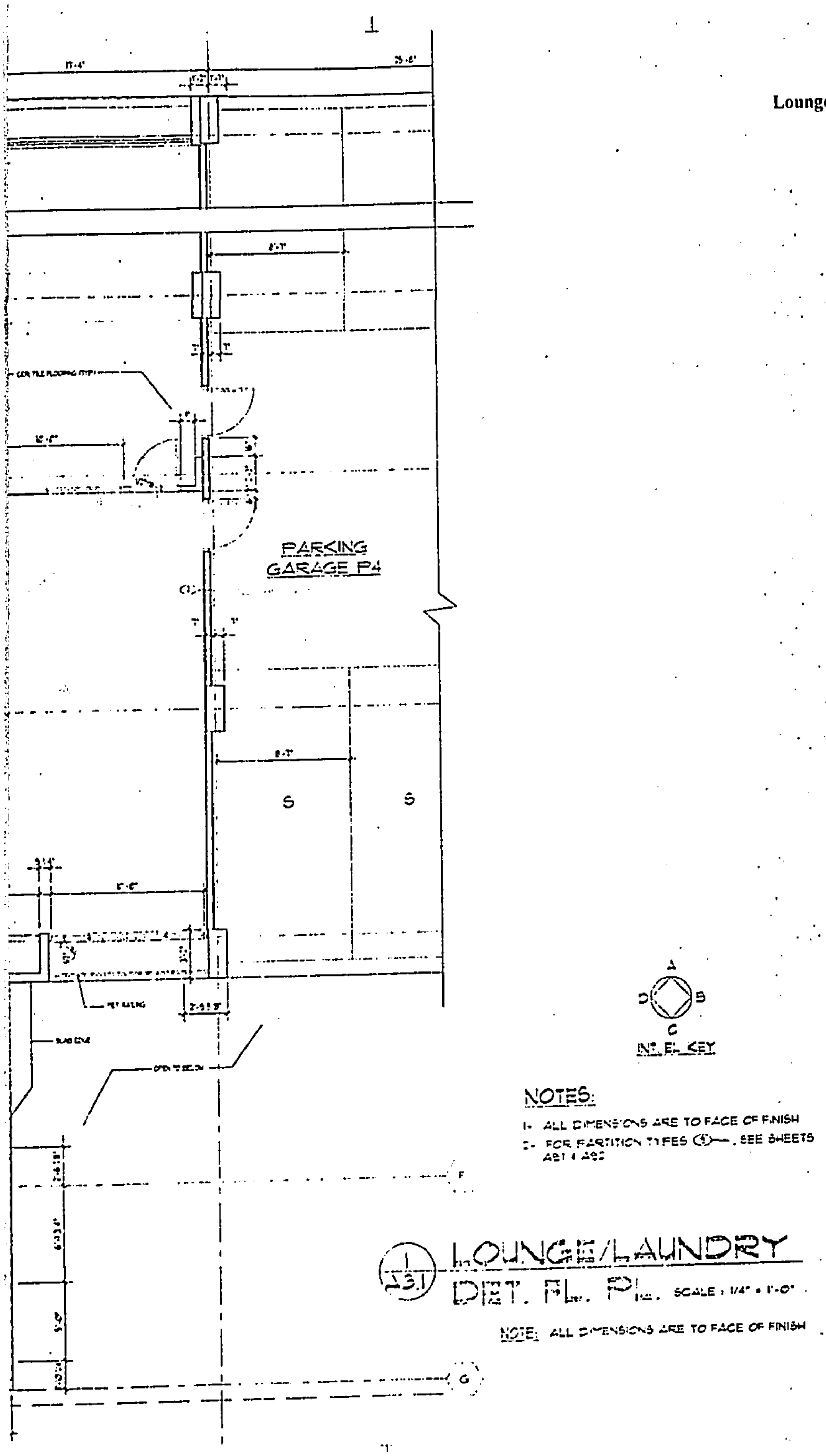
EXHIBIT F
Lounge/Laundry/Lobby/Covered Deck
Page 8.2



PROJECT:
KULANA HALE

DEVELOPER:
COASTAL RIM PROPERTIES, INC.
1541 S. BERETANIA ST., SUITE 204
HONOLULU, HAWAII 96816

PACIFIC ATELIER INTERNATIONAL, INC.
ARCHITECTURE
INTERIORS & PLANNING
737 BISHOP ST., SUITE 1530
HONOLULU, HAWAII 96813
TEL: (808) 533-3688
FAX: (808) 533-3677
E MAIL:

SIGNATURE

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SHEET TITLE:
LOUNGE & LAUNDRY DET. FL. PL.

SHEET NUMBER:
A3.1
- OF -

DATE:
JUNE 7, 1996

BUILDING PERMIT SET

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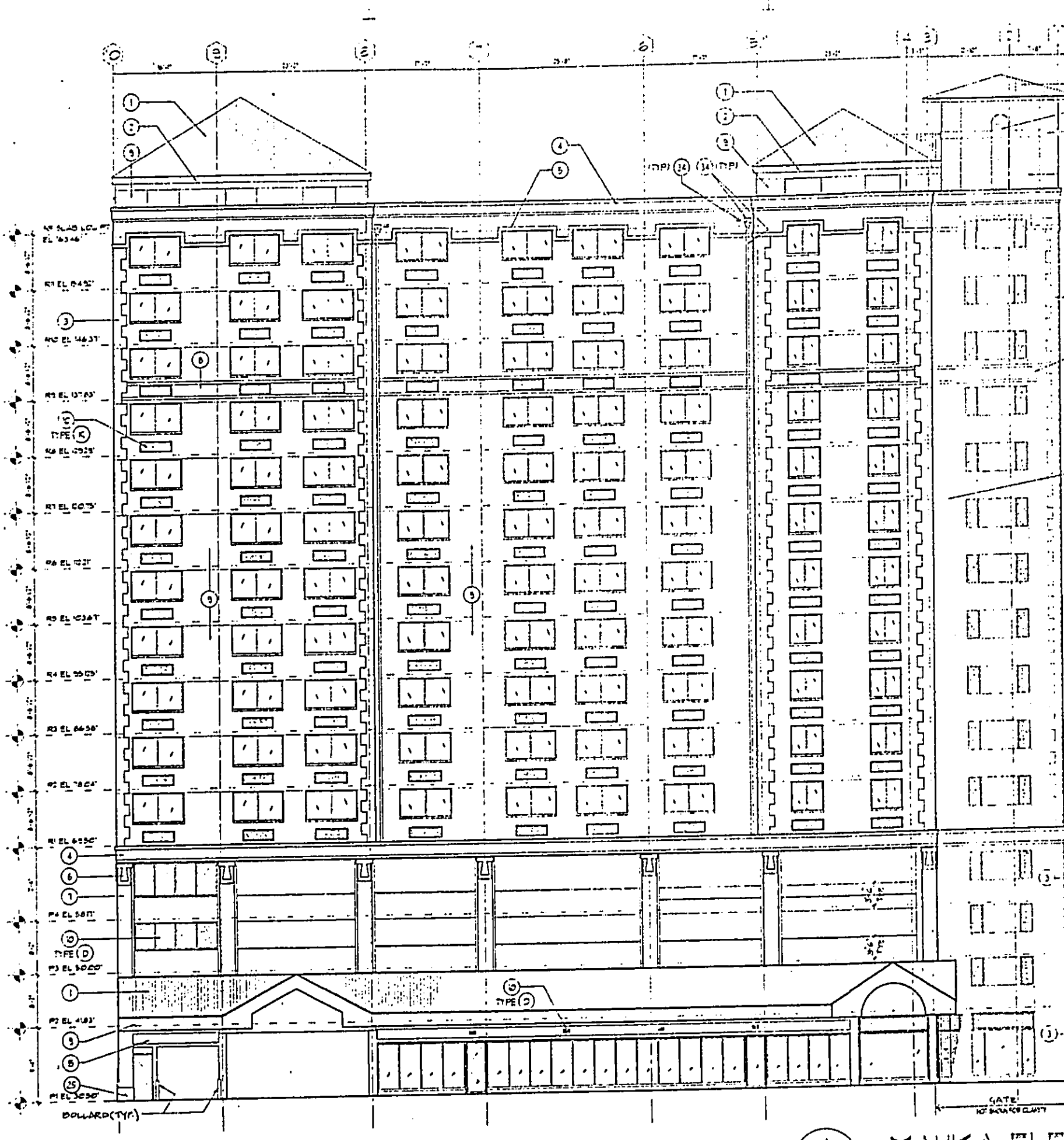

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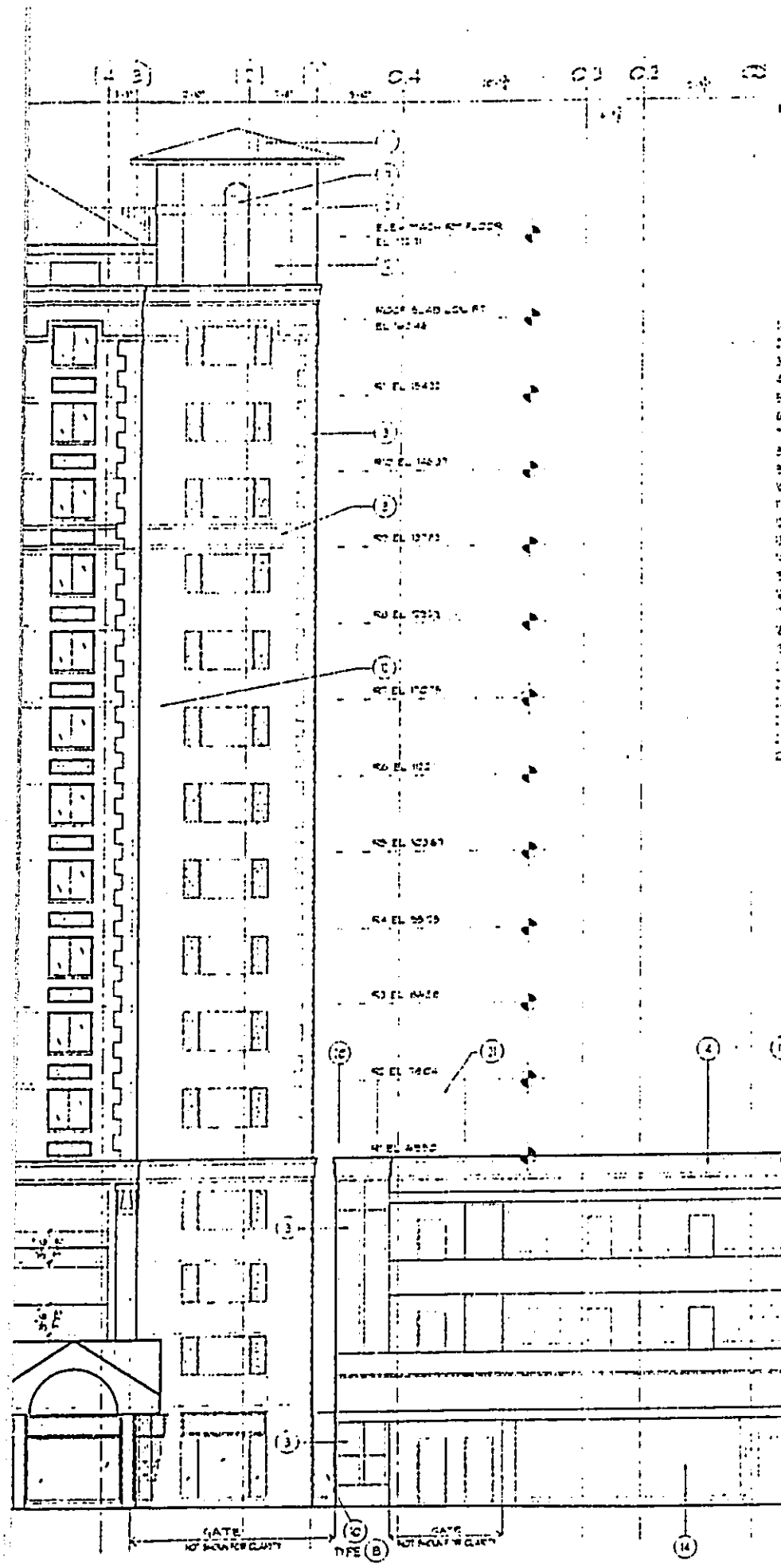

MAUKA ELEVATION

SCALE : 1/8" = 1'-0"

NOTES: NOTED BY (8)

1. METAL ROOFING
2. FASCIA
3. EFS DECORATIVE ELEMENT
4. EFS CORNICE
5. EFS ENTablature
6. EFS COLUMN CAPITAL
7. EFS COLUMN
8. EFS RING
9. EFS OVER SENSE GLASS GOLD
10. TYPICAL LOUVER
11. MECHANICAL LOUVER
12. EFS OVER CONCRETE OR CMU SUBSTRATE
13. EFS OVER NEW CMU PARAPET
14. EXIST STOREFRONT
15. EFS DECORATIVE PANEL
16. GATE BEYOND
17. EXIST GUARD RAIL
18. EXIST FENESTRATION
19. EXIST CANOPY
20. BRIDGE BETWEEN BUILDINGS
21. EXIST ELEVATOR MACHINE ROOM
22. OUTLINE OF ADJACENT BUILDING
23. CMU FILL IN EXISTING OPENING
24. LEADER BOX 4 DOWNSPOUT (TYP.)
25. EXPOSED CORAL AGG. CONC.

REVISION

EXHIBIT G
Exterior Elevation -Mauka
Page 8.3

PROJECT:
KULANA HALE

DEVELOPER:
COASTAL PIM PROPERTIES, INC.
1541 S. BERETANIA ST., SUITE 204
HONOLULU, HAWAII 96816

PACIFIC ATELIER INTERNATIONAL, INC.
ARCHITECTURE
INTERIORS & PLANNING
737 BISHOP ST., SUITE 1530
HONOLULU, HAWAII 96813
TEL: (808) 533-3639
FAX: (808) 533-3677
E MAIL:

RYAN MUNEO SHIRAI
LICENSED PROFESSIONAL ARCHITECT
No. 7717
HAWAII, U.S.A.

SIGNATURE:

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(Par. 6-82-8, Department of Commerce and Consumer Affairs)

SHEET TITLE:

MAUKA ELEVATION

SHEET NUMBER:

A4.1

- OF -

DATE:
JUNE 7, 1996

BUILDING PERMIT SET

Utilities
Water will be brought to the site from an existing 8" main on South Beretania Street. The line will be split into two separate lines for domestic water and fire protection system. Wastewater will be collected on-site and discharged via a 6" lateral into the 8" Beretania/Kalakaua collector sewer. A permanent drainage system will be constructed to collect and convey water off-site into drain inlets at the Makai end of the property. Utilities are subject to revision based on agency review of plans and specifications.

Power, communication, and CATV cables will be drawn from existing sources and placed underground from the property line to the building.

C. ECONOMIC CHARACTERISTICS

Construction costs are estimated at $14,000,000. Total costs for the project are estimated to be $18,300,000. We have received State Funds from the Rental Housing Trust Fund Program and tax credits under the Federal Low Income Housing Tax Credit Program. Community Development Block Grants will not be used on this project (see APPENDIX 3). The following funds are listed accordingly:

Rental Housing Trust Fund	$ 990,000
State Tax Credits	$ 341,396
Federal Tax Credits	$1,137,985

The Foundation for Social Resources, a non-profit 501(c)(3), will be the general partner of the project and an experienced management company such as Hawaii Affordable Properties, will be selected as the property manager. All tenants will be screened for qualification by the management company.

The project will be built in one or two phases, depending on the award of additional tax credits for the additional 10 units. The Applicant plans to start construction in August 1996 and complete the project in October 1997.

All utilities are adjoining the site.

Rental rates are all 50% and 60% or below of the median income. They are as follows:

Type	**Rent**
Studios	$565 - $678
One-Bedrooms	$727
Two-Bedrooms	$872

D. SOCIAL CHARACTERISTICS

The TV Repair Center, currently housed in the existing 3,604 SF one-story structure, will be moving out as provided for in the terms of the lease. All 186 residential units in the Kulana Hale Elderly and Disabled Housing Project will be set aside for rental to the elderly over 62 years of age in perpetuity. Although our Federal Affordable Compliance Period is 15 years, we have agreed to maintain our affordable structure for a period of 30 years. This project will assist in meeting the rental housing needs of the elderly segment of the population. According to the 1995 - 1996 Consolidated plan for the City & County of Honolulu, "there were a total of 44,900 elderly households in the City. Elderly households comprise 16.9% of the total households in the City. Of the 44,900 elderly households, 15,936 or 35.5% were renters while 28,972 or 64.5% were owners. The elderly represent the fastest growing segment of our community. Because many elderly resident are on fixed incomes, they are very vulnerable to the adverse impacts of spiraling housing costs. There are presently 1,235 elderly households on the City's Section 8 waiting list, and 1,389 elderly households on the State's public housing waiting list. These numbers (elderly needs) are not anticipated to change significantly."

SECTION 2

DESCRIPTION OF THE AFFECTED ENVIRONMENT

A. Location & Existing Use

Makiki is an urban mixed-use neighborhood characterized by a constantly upgrading and renewal of its architectural patriarchy. Beretania Street in particular is the address of a number of high-rise apartment buildings of recent and past construction. Just across the Ewa corner is the site of the newly planned One Kalakaua, a 150' high, multistory structure housing condominium units. Directly mauka, across Beretania Street is the well-maintained, low-rise Mormon church complex in the shadow of the 35 story, 240 unit Banyan Tree Plaza condominium tower. The church and the residential building share a 648 car parking structure. Its lot is zoned A-3 for high density residential development, is 297 feet high and has a floor area of 296,830 sf. Within one block are the 12 story Punahou Circle apartments and the 19 story Punahou Regency office building.

The site of the proposed project is zoned BMX-3 and is located on the Diamond Head/Makai corner of South Beretania Street and Kalakaua Avenue. The existing use is retail and commercial housed in two low rise buildings with a total of about 16,000 sf and a lot coverage of about 35% of the 19,842 sf lot. The rest of the site is dedicated to parking on-grade for 28 cars. The parking surface is asphaltic concrete and is presently not landscaped. The parking provided is for the use of the residential and commercial tenants and their guests only.

The Diamond Head property line abuts a flag lot/alleyway that provides access from Young Street.

Adjacent to the Makai property line are low rise, one and three story commercial buildings.

B. Climate

Located in lower Makiki, the microclimate for the area can be characterized as warm but temperate. Rainfall is relatively light averaging about 30 inches a year and temperatures can range from an average seasonal low of 69 degrees F to a high of 85 degrees F. Relative humidity ranges between 56-72 percent. Winds blow from the east-northeast approximately 60 percent of the year at an average of 11 miles per hour (Park, 1992).

C. Topography

The lot slopes gently in the makai direction and drops a total of approximately 4 feet. The high elevation is about 30.5' along Beretania Street and 26.67' along the rear

property line.

D. Soils

The updated Soils Report prepared by Ernest K. Hirata & Associates, Inc. dated February 28, 1996 (see APPENDIX 1) states that "Based on the review of our previous exploratory borings and laboratory testing, and the results of our engineering analyses, it is our opinion that the site can generally be developed as planned. A mat foundation founded on the stiff sandy silt may be used to support the proposed structure. Borings varied in depth from approximately 50.5 to 75.5 feet." The 3 foot surface fill "consisted of dark brown clayey silt in a firm to medium stiff condition" and "grayish and silty sand with coral fragments in a medium dense condition." *Underlying the surface fill "was* mottled brown sandy silt with weathered cinders and gravel" in medium to stiff conditions. "Underlying the sandy silt was a thin layer of coral stratum. Groundwater was encountered in our borings ranging from 23 to 24.7 feet below existing ground."

In addition, an Environmental Study conducted by UNITEK and dated November 10, 1994 revealed that no Asbestos, PCB's, and RCRA regulated hazardous materials were observed on the site. Small quantities of flammable and potential surface contaminants were identified and no underground storage tanks exist on the property. (see APPENDIX 2, page 12).

E. Flood Hazard

Flood Insurance Rate Maps (Federal Emergency Management Agency, 1990) designate the lot as Zone X which is defined as "areas determined to be outside the 500-year flood plain."

F. Flora

There are two medium sized plumeria trees found in the parking lot area.

G. Historical Features

No archaeological or cultural features are located on the premises.

H. Land Use Controls

The site is classified *urban* on State Land Use District Boundary Maps. This Urban land is under the jurisdiction of the City and County of Honolulu. The site is not located in any County delineated Special District. The existing height limit for the project is 150 feet, under which the Project currently conforms (see APPENDIX 3).

I. Acoustical

The acoustical environment in the area of the project is controlled by motor vehicle traffic noise. Qualitatively, the area adjacent to the street can be described as "noisy" with motor vehicles on Beretania and Kalakaua as the primary source. Typically, in

urban areas, noise levels measure in Ldn (Ldn is the Day-Night Average Sound Level noise descriptor) range from 55 to 65 Ldn and are controlled by motor vehicle traffic. Residences which front major roadways are generally exposed to noise levels of 65Ldn. We gauge noise levels at the project site to be near this upper level especially when large vehicles and buses are passing.

J. Public Facilities

1. Vehicular Circulation: Beretania is a major, 4 lane, one-way, east-west collector bordering the site on the mauka side. Traffic flow on Beretania is controlled by traffic signals at Punahou Street and Kalakaua Avenue, where Kalakaua originates. *Nighttime traffic is about half of daytime traffic loads.* Traffic however, is very rarely congested at this location along Beretania Street even at peak morning commute hours because the one-way, Ewa-bound traffic flow is managed by synchronized lights. Bus routes and stops use the right hand lane on the opposite side of Beretania Street.

2. Water: Water is available from an 8" water main in Beretania Street.

3. Wastewater: A 8" main in Kalakaua Street collects wastewater from the area Wastewater from urban Honolulu is treated at the Sand Island Wastewater Treatment Plant and is discharged into the ocean.

4. Solid Waste: The City and County of Honolulu provides curbside refuse collection service for the project area. Dumpster service is presently being provided by a private company. Trash will be disposed of in a similar manner. Recycling bins will be provided for use by the project tenants. The trash chute and trash room with a compactor are located next to the Diamond Head stair in the proposed residential tower.

5. Public Safety: Police services originate from the Main Police Station. Average response time from the station to calls in the service area is five to seven minutes (Department of Housing and Community Development, 1988).

Fire protection service is furnished from the Makiki Fire Station Located on 1202 Wilder Avenue. Response time from the station to calls in the service area is approximately three minutes (Department of Housing and Community Development, 1988).

6. Power and Communication: Primary power and telephone services are available from overhead lines along Beretania Street and Kalakaua Avenue.

7. Transportation: The Bus, the municipal operated public transportation system, runes in one direction on Beretania Street. Bus stops are conveniently located on Beretania Street fronting the project site for town-bound passengers.

SECTION 3

SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

A. Assessment Process

The scope of the project was discussed with staff of the Housing Finance & Development Corporation, Department of Housing and Community Development, the Department of Land Utilization, the Makiki/Tantalus Neighborhood Board, the consulting architect, and others comprising the design team. State and County agencies were consulted for information relative to their jurisdiction, expertise, and areas of concern. Time was spent in the field noting site conditions and conditions in the vicinity of the project site. From the discussions and field investigations, existing conditions and features which could be affected by or affect the project were identified. These influencing conditions are:

The project site's principle use will change from commercial to residential as allowed by the present BMX-3 zoning designation and appears consistent with neighboring sites;

The site is devoid of archeological features;

There are no threatened or endangered flora and fauna on the premises;

The site is not within a designated flood hazard area;

Public utilities are available and adequate to service the propose use, and

Traffic on Beretania Street is a primary source of noise.

B. Short-term Impacts

Prior to construction, the existing one story building will be removed. The property will then be grubbed and excavated to design elevations for a concrete matt foundation. Heavy construction equipment will be used mostly in the beginning 3-4 months of the project construction period. Grubbed materials and construction debris in general will be hauled to an approved site for disposal. The general contractor also will be responsible for general housekeeping of the site and keeping adjacent areas free of mud, sediment and construction debris.

Fugitive dust will be raised during the sitework phase. Dust cannot be eliminated entirely but can be suppressed by thorough and frequent water sprinkling or by employing other control measures stipulated in Hawaii Administrative Rules, Title 11, Chapter 60 Air Pollution Control.

Construction equipment will emit minor quantities of pollutants in the form of engine exhausts and aldehyde odors. The majority of large equipment are diesel powered which typically emit low carbon monoxide emissions, although nitrogen dioxide emissions can be quite high. Exhaust fumes and diesel odors are anticipated to be dispersed by the prevailing trade winds.

Construction noise will persist for the projected 14 month construction period. Noise will be most pronounced during sitework and erection of the structure and will diminish as interior work commences. As with fugitive dust, construction noise cannot be avoided and all project activities will comply with the control provisions of Title 11, Administrative Rules of the State Department of Health, Chapter 42 Vehicular Noise Control for Oahu and Chapter 43, Community Noise Control of Oahu.

Drilling might be necessary but de-watering is not expected. The building's foundation will be a poured in place mat slab foundation at grade with mild reinforcement. No caissons or piles are required on site, further lessening possible noise and dust impacts (see APPENDIX 3).

Equipment noise must be attenuated to meet allowable daytime noise levels (measured at the property line) established for zoning districts (55dBA for residential districts) by Chapter 42. No construction equipment, power tools or vehicles which emit noise in excess of the allowable noise levels will be permitted without first obtaining a Noise Permit from the State Department of Health. Although the permit does not attenuate noise per se, it regulates the hours which excessive noise is allowed.

Punahou Street is noise sensitive because of existing hospitals and elderly housing north and east of the project site. Those facilities however, are too distant to be adversely affected by general construction noise. Highway background traffic noise from H-1 will blanket almost all of the noise generated by construction at the project site.

Should subsurface sites or cultural deposits and artifacts be uncovered, work in the immediate area will cease and historic authorities will be notified for proper disposition of the finds.

C. Long-term Impacts

The residential portion of the project would house a population of approximately 250 elderly and handicapped persons, plus 10-15 commercial residents. This figure is expected to fluctuate slightly over time depending on the average household size.

The property is zoned mixed use BMX-3 and multi-family development is a permitted use. Because of the low-income and age restrictions, the Applicant will be requesting certain government development plan and zoning exemptions to accommodate the proposed development. In comparison to the existing underdeveloped parking lot without any landscaping, the proposed 15 story building with its covered walkway, courtyard, Hawaiian style pitched tile roof, the refurbished existing building at the corner and the new landscaped strip would positively embellish the street-scape of South Beretania and Kalakaua Avenue. In addition, if a conventional market-rate residential development were to be constructed on this lot, meeting the minimum requirements of 1 or possibly 2 car minimum per unit

within the required setbacks could result in a parking structure as high as 7 to 8 levels facing Beretania Street instead of the proposed 4 levels that can easily be masked by street landscaping.

The building facade has been staggered to add architectural interest and to break up the exterior appearance. The hipped roof line also adds visual interest to the building and reinforces the staggered facade. Landscaping along the street frontage will screen parts of the building from view, softening its mass and accenting the overall building design.

The building is expected to have a positive visual impact when viewed from all sides and especially along Beretania Street. The height of the building is much lower than the Banyan Tree Plaza across the street and equal in height to the One Kalakaua building under construction across Kalakaua Avenue. The proposed project continues a trend of building high rise housing development along the Mauka and Makai sides of Beretania Street in the immediate area and is not expected to significantly affect the existing visual impact along this major highway corridor.

Existing traffic patterns will not be significantly affected by the additional 62 cars, above the 28 presently accommodated by the existing parking lot. Vehicular ingress and egress into and from the site are consolidated into a single curb cut and paved driveway compared to the existing split double cuts. While moving the driveway 12 feet closer to the nearest intersection at Kalakaua Avenue (100 feet from springpoint of the corner radius) than the existing exit, this proposed change to a single driveway reduces the potential for pedestrian-vehicular conflicts.

D. Cumulative Impacts

The following are recently completed or impending development in the subject area. It is anticipated that their cumulative impacts will not have a negative impact on the surrounding area (see APPENDIX 3). Source: Real Estate Appraisal prepared for Bank of America dated January 30, 1996.

737 Wiliwili Street: A 60-unit condominium project was recently completed on Wiliwili Street. The project is 16 stories high and contains six floors of parking with approximately 96 stalls. The last ten floors (7th - 16th) contain 40 two-bedroom/one and one-half bath and 20 one-bedroom/one and one-half bath units. The project was originally developed as a rental apartment project.

745 Isenberg Street: An 11-story condominium project with basement level parking was completed on this site. The $8.2 million project contains 9 two-bedroom/one-bath apartments; 9 three-bedroom/two-bath apartments; and a penthouse apartment for a total of 19 units. The units range in size from 920 to 1,120 square feet. Amenities include a viewing deck and a jacuzzi on the roof. Forty-one parking stalls are provided on the basement and ground level.

Executive Plaza: A 6-story office condominium project was recently completed on 1953 South Beretania Street, near the intersection of Beretania and McCully Street. The project contains 17 units ranging in size from 538 to 1,300 square feet. The units are being marketed on a loft condition at $475 to $575 per square foot. Recent interviews with brokers familiar with the project have disclosed

that the condo sales are not progressing as planned and the developer called States International, may ultimately operate the project as a standard rental office project. The developer currently reported that about 11,000 square feet of the 22,064 square feet of rental area is available for purchase of lease.

Ke'eaumoku Superblock: A project by Haseko Hawaii is planned for development along Ke'eaumoku Street. The project will include a retail center, park and residential tower to contain 400 to 500 units and an office tower to contain 350,000 square feet of office space. The project will be located on a 10-acre site bound by Ke'eaumoku, Makaloa, Sheridan and Rycroft Streets. The current status of the project is described as being "on hold" due to difficulties in arranging financing and depressed market conditions.

Pawaa Redevelopment Project (Superblock): Originally, the Pawaa Master Plan was to consist of 2,000 affordable housing units, community facilities, retail and commercial office space and City and State offices. However, the City and County of Honolulu has scaled down the development scope. A recent Request for Proposals (RFP) indicated that a portion of the block bounded by South Beretania Street and Young Street containing 113,347 square feet is planned for development of about 400 to 450 units. Of this total, 225 would be affordable rental housing units with 45 dedicated to the elderly.

One Kalakaua Senior Living: This project began construction in December 1995. The site is bounded by South Beretania Street, Young Street and Kalakaua Avenue. The 166-unit fee simple condominium project will provide a full array of senior living amenities. Also, a 32-skilled nursing facility will be a part of the project. The project is to offer all levels of senior care from total independent housing to assisted living to sub-acute care in the skilled nursing facility. The condominium component is reportedly over 60% sold. The unit mix consists to one-bedroom and two-bedroom units ranging in sales price from $270,000 to $547,000.

With the present development of the One Kalakaua Senior Living facility across the street and the planned development of the Pawaa Superblock one block northwest of the Project site, the immediate area will be forming a community of nearly 400 units of Oahu's best located senior housing. Based on the projected population of incoming seniors and continued improvement in this area, we also expect an influx of businesses to service the needs of the existing and incoming residents.

SECTION 4

ALTERNATIVES TO THE PROPOSED ACTION

A No Action alternative would maintain the status quo of the project site. The potential social and economic benefits of providing safe, secure housing for elderly and disabled households on mostly idle land in downtown Honolulu would be foregone. A No Action alternative precludes environmental, social and economic impacts--short and long-term, beneficial and adverse--disclosed in this Assessment.

An alternative design plan would not significantly alter the magnitude of impacts described in this document. A low density development is not economically feasible for the Applicant.

SECTION 5

CONSULTED AGENCIES AND ORGANIZATIONS

State

Hawaii Housing Authority
Office of Environmental Quality Control
Housing Finance & Development Corporation

County

Board of Water Supply
Department of Housing and Community Development
Department of Land Utilization
Department of Transportation Services
Department of Wastewater Management
Police Department
Fire Department

Other

Hawaiian Electric Company
Hawaiian Telephone Company
BHP Gas Company
Makiki/Lower Punchbowl/Tantalus Neighborhood Board No.10

SECTION 6
DETERMINATION OF SIGNIFICANCE

Chapter 200 (Environmental Impact State Rules) of Title 11, Administrative Rules of the State Department of Health, prescribes criteria for determining whether an action may have significant effects of the environment (11-200-12). The relationship of the proposed project to these criteria is summarized below:

(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;

The site is devoid of natural or cultural resources.

(2) Curtails the range of beneficial uses of the environment;

Developing the property for the proposed use provides occupants a convenient in-town location close to nearby medical facilities, supermarkets, restaurants, theater, a senior citizens center, churches and numerous bus routes. These convenience factors for elderly residents outweigh any benefits associated with leaving the site relatively vacant and underused.

(3) Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, Hawaii Revised Statues and any revisions thereof and amendments thereto, court decisions or executive orders.

The project does not conflict with the State's long-term environmental policies.

(4) Substantially affects the economic or social welfare of the community or State;

The Project will provide 186 much needed affordable rental housing units for the elderly and disabled. During construction of the project, it is estimated that an equivalent of 80 full-time workers will be employed for a period of 14 months. These employees will include construction workers, supervisors and office personnel. Once the project is operational, the apartments will require approximately 6 on-site employees; composed of 4 office and 2 maintenance personnel. These residents will derive social, psychological and economic benefits from residing in the project. They will have unmatched convenience in access to goods and services in the immediate area and will have the opportunity to interact with their peers and residents in safe, clean, attractive and affordable housing units.

(5) Substantially affect public health;

Public health will not be substantially affected by the project except by noise and dust generated during construction. These short-term impacts can be mitigated by existing public health regulations.

(6) Involves substantial secondary impact, such as population changes or effects on public facilities;

A modest increase in population is anticipated when the 186 units are occupied. This increase is estimated at about 260 persons, with fluctuations in population anticipated over time. The development will increase water consumption, wastewater discharge, and power consumption. These consequences are unavoidable but should not tax the respective utility systems already serving the immediate area. The Applicant will upgrade these systems as required to accommodate the housing development.

(7) Involves a substantial degradation of environmental quality;

Environmental quality will not be substantially degraded. The project does not introduce a totally new land use to the immediate area and does not conflict with the desired land use pattern and density for the area. Significant increases in vehicular traffic are not anticipated as most goods and services are within walking distance from the project site. Only a few residents are expected to own and operate motor vehicles. Those that do will probably not operate their vehicles daily and would do so primarily during off-peak traffic hours.

The 15 story structure will bring minimal visual change to the mid and high-rise residential development along South Beretania Street. Low-rise structures adjacent to the proposed building will be overshadowed by its height and mass. This effect will be mitigated by staggering the exterior facade of the building to add architectural interest, and landscaping the perimeter of the development to screen parts of the building and soften its mass..

(8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;

Adverse cumulative impacts are not anticipated nor does the project involve a commitment for larger actions.

(9) Substantially affects a rare, threatened of endangered species, or its habitat;

There are no rare, threatened or endangered flora or fauna on the premises.

(10) Detrimentally affects air or water quality or ambient noise level; or

Ambient air quality will be affected by dust and combustion emissions but can be controlled by measures described in the Assessment. Construction noise will be pronounced during site preparation when the site is graded to achieve design elevations and building construction.

(11) Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion prone area, geologically hazardous land, estuary, fresh water or coastal waters;

The Project is not proposed in an environmentally sensitive area (examples of which are cited in the criterion).

APPENDIX 1

FOUNDATION INVESTIGATION
KULANA HALE
SENIOR HOUSING PROJECT
KALAKAUA AVENUE &
BERETANIA STREET
HONOLULU, HAWAII
TMK: 2-4-06: 5

for

KULANA HALE

ERNEST K. HIRATA & ASSOCIATES, INC.
W.O. 96-2731
February 28, 1996

ERNEST K. HIRATA & ASSOCIATES, INC.
Soils and Foundation Engineering

99-1433 Koaha Place • Aiea, Hawaii 96701-3279
Phone (808) 486-0787 • Fax (808) 486-0870

ERNEST K. HIRATA P.E.
PAUL S. MORIMOTO P.E.
DAVID M. KITAMURA P.E.
JUNG K. KIM P.E.

February 28, 1996
W.O. 96-2731

Mr. Franco Mola
Kulana Hale
1541 South Beretania Street, Suite 204
Honolulu, Hawaii 96826

Dear Mr. Mola:

Our report, "Foundation Investigation, Kulana Hale Senior Housing Project, Kalakaua Avenue & Beretania Street, Honolulu, Hawaii, TMK: 2-4-06: 5," dated February 28, 1996, our Work Order 96-2731 is enclosed. This investigation was conducted in general conformance with the scope of work presented in our proposal dated November 13, 1995.

Based on the review of our previous exploratory borings and laboratory testing, and the results of our engineering analyses, it is our opinion that the site can generally be developed as planned. A mat foundation founded on the stiff sandy silt may be used to support the proposed structure.

The following is a summary of our geotechnical recommendations. This summary is not intended to be a substitute for our report which includes more detailed explanations of our recommendations, as well as additional requirements.

- Allowable bearing value = 4000 PSF
- Coefficient of friction = 0.4
- Passive earth pressure = 300 PCF
- Active earth pressure = 40 and 55 PCF for freestanding and restrained conditions, respectively.

Additional geotechnical recommendations are presented in this report. We appreciate this opportunity to be of service. Should you have any questions concerning this report, please feel free to call on us.

Very truly yours,

ERNEST K. HIRATA & ASSOCIATES, INC.

Ernest K. Hirata

Ernest K. Hirata President

EKH:ph

TABLE OF CONTENTS

APPENDIX

FOUNDATION INVESTIGATION
KULANA HALE SENIOR HOUSING PROJECT
KALAKAUA AVENUE & BERETANIA STREET
HONOLULU, HAWAII
TMK: 2-4-06: 5

INTRODUCTION

This report presents the results of our foundation investigation performed for the proposed Kulana Hale senior housing project on Beretania Street in Honolulu, Hawaii. Our work scope for this study included the following:

- A visual reconnaissance of the site and its vicinity to observe existing conditions which may affect the project. The general location of the project site is shown on the enclosed Location Map, Plate 1.

- A review of our previous field exploration and laboratory data, as well as available soils information pertinent to the site and the proposed project. The soils encountered in our exploratory borings are described on the Boring Logs, Plates B1 through B7. The approximate boring locations are shown on the enclosed Boring Location Plan, Plate 2. The laboratory testing procedures are presented in the Appendix of Laboratory Testing, Page 1, while the laboratory test results are shown on the Boring Logs, and on Plates C1 through C7.

- Engineering analyses of the previous field exploration and laboratory data.

- Preparation of this report presenting geotechnical recommendations for the design of foundations, resistance to lateral pressures, floor slabs, and site grading.

PROJECT CONSIDERATIONS

Information concerning the proposed project was furnished by personnel from your staff, Sato & Associates, Inc., Structural Engineers, and Pacific Atelier International, Inc., Architects.

The proposed senior housing project will consist of a 17 story apartment building of reinforced concrete construction. The building will have plan dimensions of approximately 150 by 88 feet. The first four levels of the building will be used for parking, while the remaining 13 levels will house residential apartment units.

Structural loads will be transmitted to the foundations by means of columns and bearing walls. Maximum wall loads will be approximately 42 kips per lineal foot, while the maximum column loads will be on the order of 700 kips and 1210 kips for exterior and interior columns, respectively.

Grading for the project will consist primarily of filling. Based on a finish floor elevation of +30.5 for the First Level, fill placement of approximately 2.5 feet is expected.

SITE CONDITIONS

The property is located on the southeast corner of the intersection of Kalakaua Avenue and Beretania Street. One and two story commercial buildings border the site to the east and south.

The site slopes down from Beretania Street in a southerly direction toward the rear property line. Total relief over the area is approximately 3 feet. Surface runoff is collected by two storm drains located near the south property line.

The western half of the site is presently occupied by a one and two story commercial building while the eastern half is paved with asphaltic concrete and used as a parking area.

FIELD EXPLORATION

The site was previously explored on July 5 through 7, 1979, for a proposed 15 story commercial building development. The field exploration program included drilling three exploratory test borings with a truck-mounted drill rig. The borings varied in depth from approximately 50.5 to 75.5 feet. The soils were continuously logged by our field engineer and classified by visual examination in accordance with the Unified Soil Classification System. A Boring Log Legend is presented on Plate A1, while the Unified Soil Classification System is shown on Plate A2. The approximate boring locations are shown on Plate 2, and the soils encountered are logged on Plates B1 through B7.

Representative soil samples were recovered from the borings for selected laboratory testing and analyses. Representative samples were obtained by driving a 3-inch O.D. thin-walled split tube sampler with a 140-pound hammer from a height of 30 inches. The blow counts required for 12 inches of penetration are shown at the appropriate depths on the enclosed Boring Logs.

SOIL CONDITIONS

Borings B1 and B2 encountered a layer of surface fill of approximately 3 feet in thickness. The fill encountered in boring B1 consisted of dark brown clayey silt in a firm to medium stiff condition, while the fill in boring B2 was classified as grayish tan silty sand with coral fragments in a medium dense condition.

Underlying the surface fill at borings B1 and B2, and surfacing in the area of boring B3 was mottled brown sandy silt with weathered cinders and gravel. The upper 3 feet of the sandy silt was generally in a medium stiff condition. Below this depth, the sandy silt was in a stiff condition down to the maximum depths drilled in borings B2 and B3, and to a depth of about 57 feet in boring B1.

Underlying the sandy silt in boring B1 was a thin layer of coral stratum. The coral layer was approximately 2.5 feet in thickness and was in a soft to medium dense condition. Below the coral layer was stiff grayish brown silty clay down to the maximum depth drilled.

Groundwater was encountered in our borings ranging from 23 to 24.7 feet below existing ground.

CONCLUSIONS AND RECOMMENDATIONS

Based on the review of our previous exploratory borings and laboratory testing, and the results of our engineering analyses, it is our opinion that the site can generally be developed as planned.

Conventional spread footing foundations were initially considered. However, preliminary analyses resulted with computed settlements on the order of 3⅞ to 5 inches, with differential settlements on the order of 1 to 1¼ inches. We believe that this is beyond the tolerable limits of the structure.

We recommend that a mat foundation be used for support of the structure. A mat foundation will distribute structural loads to a larger area, thereby reducing the overall bearing pressures on the soils. Settlement of the mat foundation is expect to be considerably less than that of spread footings. In addition, we believe that by considering mat rigidity, differential settlements of the mat may be efficiently reduced to within the allowable limits of the structure.

We understand that preliminary structural analyses indicate soil pressures due to dead and live loads will be on the order of 5000 to 6000 PSF at the eastern and western edges of the mat footing. Short term soil pressures due to seismic loading will be on the order of 9000 to 11000 PSF at the edges of the mat footing. However, considering that high soil pressures occur at only isolated areas near the footing edges, and that the soil pressures under most of the mat footing will be below 4000 PSF in both dead and live loads and seismic loading conditions, we believe that the isolated higher pressures can be accommodated by the underlying soil.

make necessary modifications to those recommendations, thereby reducing construction delays in the event subsurface conditions differ from those anticipated.

LIMITATIONS

The boring logs indicate the approximate subsurface soil conditions encountered only at those times and locations where our borings were made, and may not represent conditions at other times and locations.

This report was prepared specifically for Kulana Hale and their consultants for design of the proposed Kulana Hale senior housing apartment building on Beretania Street. The boring logs and recommendations presented in this report are for design purposes only, and are not intended for use in developing cost estimates by the contractor.

During construction, should subsurface conditions differ from those encountered in our borings, we should be advised immediately in order to re-evaluate our recommendations, and to revise or verify them in writing before proceeding with construction.

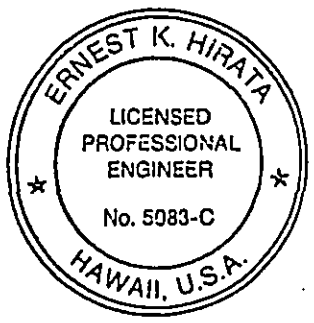
Our recommendations and conclusions are based upon the site materials observed, the preliminary design information made available, the data obtained from our site exploration, our engineering analyses, and our experience and engineering judgement. The conclusions and recommendations are professional opinions which we have strived to develop in a manner consistent with that level of care, skill, and competence ordinarily exercised by members of the profession in good standing,

currently practicing under similar conditions. No other warranty is expressed or implied.

Respectfully submitted,

ERNEST K. HIRATA & ASSOCIATES, INC.

Ernest K. Hirata, P.E.



This work was prepared by me or under my supervision

APPENDIX OF LABORATORY TESTING

CLASSIFICATION

Field classification was verified in the laboratory in accordance with the Unified Soil Classification System. Laboratory classification was determined by visual examination. The final classifications are shown at the appropriate locations on the Boring Logs, Plates B1 through B7.

MOISTURE-DENSITY

The field moisture content and dry unit weight were determined for each of the representative samples. The information was useful in providing a gross picture of the soil consistency between borings and any local variations. The dry unit weight was determined in pounds per cubic foot while the moisture content was determined as a percentage of dry weight. Samples were obtained using a 3-inch O.D. split tube sampler. Test results are shown at the appropriate depths on the Boring Logs, Plates B1 through B7.

CONSOLIDATION

Settlement predictions of the soil's behavior under load were made on the basis of consolidation test results. Test samples were 2.40 inches in diameter and 1 inch high. Porous stones were placed in contact with the top and bottom of test samples to permit addition and release of pore fluid. Loads were then applied in several increments in a geometric progression, and the resulting deformations recorded at selected time intervals. Results of tests on representative and remolded samples are plotted on the Consolidation Test Reports, Plates C1 through C7.

To prevent buildup of hydrostatic pressures, weepholes or subdrains should be included in the design of all retaining structures.

Floor Slabs

To provide uniform support and a capillary break, all slabs-on-grade should be underlain by a four inch cushion of clean gravel, such as #3 Fine (ASTM C 33, Size No. 67). All building slabs should also be protected by a plastic moisture barrier placed between the slab and cushion material. A thin layer of sand should be placed between the slab and moisture barrier to aid the curing process.

Basaltic termite barrier (BTB) may be used in place of the 4 inches of clean gravel as well as the sand overlying the plastic moisture barrier. The 4-inch layer of BTB material should be compacted as recommended by the manufacturer.

Slabs subjected to vehicular loading should be underlain by at least 6 inches of compacted base course. The base course layer is in lieu of the clean gravel cushion.

Site Grading

The project site should be cleared of all concrete footings and slabs, asphaltic concrete pavement, vegetation, and other deleterious material. In areas requiring fill placement, the existing ground should first be scarified to a depth of six inches and compacted to a minimum 90 percent compaction as determined by ASTM D 1557.

Any excavations resulting from demolition of underground utilities and drain lines should be backfilled with compacted fill.

Foundations

A mat foundation founded on the stiff sandy silt should be used to support the proposed structure. An allowable bearing pressure of 4000 pounds per square foot, and a modulus of subgrade reaction of 150 pounds per cubic inch may be used in designing the mat foundation. Our borings indicated that the stiff sandy silt was encountered at approximate elevations of +23.

Lateral Design

The bearing value indicated above is for the total of dead and frequently applied live loads, and may be increased by one-third for short duration loading which includes the effect of wind and seismic forces. Isolated higher bearing pressures due to the effect of seismic forces will be permitted. However, the higher bearing pressures should be forward to our office for review. Resistance to lateral loading may be provided by friction acting at the base of foundations and by passive earth pressure acting on the buried portions of foundations.

An allowable coefficient of friction of 0.4 may be used with the dead load forces. Passive earth pressure may be computed as an equivalent fluid having a density of 300 pounds per cubic foot with a maximum earth pressure of 3000 pounds per square foot. Unless covered by pavement or concrete slabs, the upper 12 inches of soil should not be considered in computing lateral resistance.

For active earth pressure considerations, equivalent fluid pressures of 40 and 55 pounds per cubic foot per foot of depth may be used for freestanding and restrained conditions, respectively.

The onsite silty sand and sandy silt may be reused in compacted fills provided all rock fragments larger than 6 inches in maximum dimension are removed.

Imported structural fill should be well-graded, non-expansive granular material. Specifications for imported structural fill should indicate a maximum particle size of 3 inches, and state that not more than 20 percent of soil by weight shall pass the #200 sieve. In addition, the plasticity index (P.I.) of that portion of the soil passing the #40 sieve shall not be greater than 10. Yard fill necessary for landscaping need not adhere to these specifications.

All structural fill shall be placed in horizontal lifts restricted to eight inches in loose thickness and compacted to a minimum 95 percent compaction as determined by ASTM D 1557. Fill placed in areas which slope steeper than 5:1 (horizontal to vertical), should be continually benched as the fill is brought up in lifts.

ADDITIONAL SERVICES

We recommend that we perform a general review of the final design plans and specifications. This will allow us to verify that the earthwork recommendations have been properly interpreted and implemented in the design plans and construction specifications.

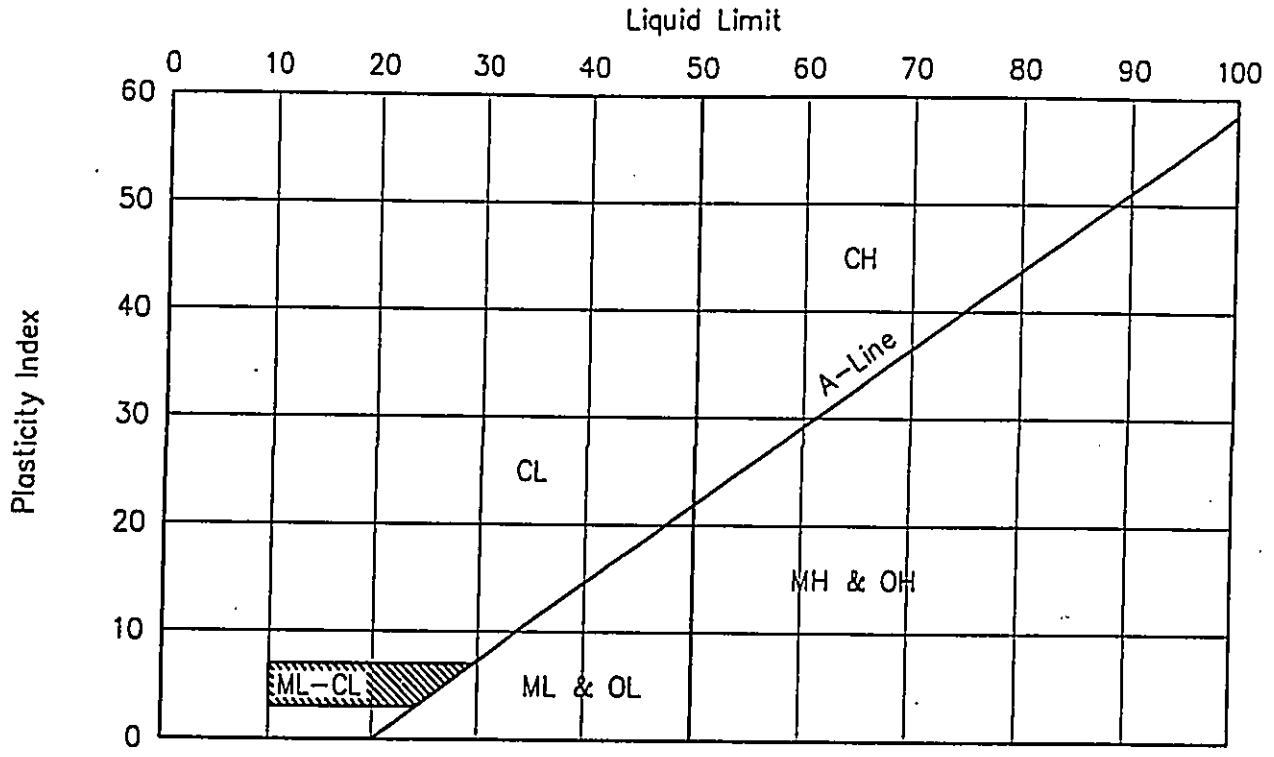
For continuity, we also recommend that we be retained to provide observation and monitoring services of structural fill placement during construction. The preparation of all footing excavations for placement of reinforcing steel and concrete should also be monitored by an engineer from our staff. This service will allow us to verify that our recommendations are properly interpreted and included in construction, and to

MAJOR DIVISIONS			GROUP SYMBOLS		TYPICAL NAMES
COARSE GRAINED SOILS (More than 50% of the material is LARGER than No. 200 sieve size.)	GRAVELS (More than 50% of coarse fraction is LARGER than the No. 4 sieve size.)	CLEAN GRAVELS (Little or no fines.)		GW	Well graded gravels, gravel–sand mixtures, little or no fines.
				GP	Poorly graded gravels or gravel–sand mixtures, little or no fines.
		GRAVELS WITH FINES (Appreciable amt. of fines.)		GM	Silty gravels, gravel–sand–silt mixtures.
				GC	Clayey gravels, gravel–sand–clay mixtures.
	SANDS (More than 50% of coarse fraction is SMALLER than the No. 4 sieve size.)	CLEAN SANDS (Little or no fines.)		SW	Well graded sands, gravelly sands, little or no fines.
				SP	Poorly graded sands or gravelly sands, little or no fines.
		SANDS WITH FINES (Appreciable amt. of fines.)		SM	Silty sands, sand–silt mixtures.
				SC	Clayey sands, sand–clay mixtures.
FINE GRAINED SOILS (More than 50% of the material is SMALLER than No. 200 sieve size.)	SILTS AND CLAYS (Liquid limit LESS than 50.)			ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
				CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
				OL	Organic silts and organic silty clays of low plasticity.
	SILTS AND CLAYS (Liquid limit GREATER than 50.)			MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.
				CH	Inorganic clays of high plasticity, fat clays.
				OH	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS				PT	Peat and other highly organic soils.
					FRESH TO MODERATELY WEATHERED BASALT
					VOLCANIC TUFF / HIGHLY TO COMPLETELY WEATHERED BASALT
					CORAL

SAMPLE DEFINITION		
2" O.D. Standard Split Spoon Sampler	Shelby Tube	RQD Rock Quality Designation
3" O.D. Split Tube Sampler	NX / 4" Coring	Water Level

W.O. 96–2731	Kulana Hale Senior Housing Project
Ernest K. Hirata & Associates, Inc.	BORING LOG LEGEND Plate A1

PLASTICITY CHART



GRADATION CHART

COMPONENT DEFINITIONS BY GRADATION	
COMPONENT	SIZE RANGE
Boulders	Above 12 in.
Cobbles	3 in. to 12 in.
Gravel Coarse gravel Fine gravel	3 in. to No. 4 (4.76 mm) 3 in. to 3/4 in. 3/4 in. to No. 4 (4.76 mm)
Sand Coarse sand Medium sand Fine sand	No. 4 (4.76 mm) to No. 200 (0.074 mm) No. 4 (4.76 mm) to No. 10 (2.0 mm) No. 10 (2.0 mm) to No. 40 (0.42 mm) No. 40 (0.42 mm) to No. 200 (0.074 mm)
Silt and clay	Smaller than No. 200 (0.074 mm)

W.O. 96-2731	Kulana Hale Senior Housing Project
Ernest K. Hirata & Associates, Inc.	UNIFIED SOIL CLASSIFICATION SYSTEM Plate A2

ERNEST K. HIRATA & ASSOCIATES, INC.

Soils and Foundation Engineering

BORING LOG

W.O. 96-2731

BORING NO. B1 (cont.) DRIVING WT. 140 lb. DATE OF DRILLING 7-6-79

SURFACE ELEV. 27.0±* DROP 30 in. WATER LEVEL @ 23.4 feet

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
30						
35		☐	30	70	56	Grading gravelly from 37 feet.
40		☐	40	No Recovery		
45		☐	8	68	54	Grading clayey from 48 feet.
50		☐	13/9"	79	47	
55		☐	11	51	83	Highly weathered from 54 feet. Mottled reddish brown in color at 55.5 feet.
						CORAL – Light grayish tan, soft to medium dense, with pockets of brown silt.
60		☐	16/10"	72	56	

Plate B2

ERNEST K. HIRATA & ASSOCIATES, INC.

Soils and Foundation Engineering

BORING LOG

W.O. 96-2731

BORING NO. B1 DRIVING WT. 140 lb. DATE OF DRILLING 7-6-79

SURFACE ELEV. 27.0±* DROP 30 in. WATER LEVEL @ 23.4 feet

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Clayey SILT (ML) – Dark brown, moist, firm to medium stiff, sandy, slightly organic. Covered by 3 inches of asphaltic concrete and 4 inches of base course.
			22	77	38	
						Sandy SILT (SM) – Mottled brown, moist, stiff, clayey, with cinders and weathered gravel.
5			95/11"	85	32	
10			106/10"	85	36	Lens of cinders at 10.5 feet.
15			91	86	30	Lenses of cinders and weathered gravel at 15.5 feet.
20			54/9"	72	48	
						Grading medium stiff to stiff from 22 feet.
▽						
25			26	70	53	Grading sandy from 24 feet.
30			42	74	53	

Plate B1

ERNEST K. HIRATA & ASSOCIATES, INC.

Soils and Foundation Engineering

BORING LOG

W.O. 96-2731

BORING NO. B1 (cont.) DRIVING WT. 140 lb. DATE OF DRILLING 7-6-79

SURFACE ELEV. 27.0±* DROP 30 in. WATER LEVEL @ 23.4 feet

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
60						Silty CLAY (CL) – Light grayish brown, stiff.
65		☐	98	80	43	
70		☐	74	80	43	
75		☐	68	76	46	
						End boring at 75.5 feet.
80						* Elevations based on the Topographic Survey by Austin, Tsutsumi & Associates, Inc., dated 1979.
85						
90						

Plate B3

ERNEST K. HIRATA & ASSOCIATES, INC.

Soils and Foundation Engineering

BORING LOG

W.O. 96-2731

BORING NO. B2 (cont.) DRIVING WT. 140 lb. DATE OF DRILLING 7-7-79

SURFACE ELEV. 29.8±* DROP 30 in. WATER LEVEL @ 24.7 feet

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
30						
35		□	28	66	62	
40		□	38	66	61	Grading gravelly from 39 feet.
45		□	12	73	52	Grading medium stiff from 44 feet.
50		□	18	No Recovery		
55						End boring at 50.5 feet.
60						* Elevations based on Topographic Survey by Austin, Tsutsumi & Associates, Inc., dated 1979.

Plate B5

ERNEST K. HIRATA & ASSOCIATES, INC.

Soils and Foundation Engineering

BORING LOG

W.O. 96-2731

BORING NO. B2 DRIVING WT. 140 lb. DATE OF DRILLING 7-7-79

SURFACE ELEV. 29.8±* DROP 30 in. WATER LEVEL @ 24.7 feet

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0			39	77	24	Silty SAND (SM) – Grayish tan, slightly moist, medium dense, with coral fragments and gravel. (FILL) Covered by 3 inches of asphaltic concrete and 3 inches of base course.
5			35	76	33	Sandy SILT (SM) – Mottled brown, moist, medium stiff, clayey, with cinders and weathered gravel. Grading stiff from 7 feet.
10			93	85	22	
15			93	89	20	Lens of cinders at 15 feet.
20			87	86	39	
25 ▽			64	77	44	Grading sandy from 23 feet. Lens of cinders and gravel at 25.5 feet. Grading medium stiff to stiff from 27 feet.
30			26	60	73	

Plate B4

ERNEST K. HIRATA & ASSOCIATES, INC.

Soils and Foundation Engineering

BORING LOG

W.O. 96-2731

BORING NO. B3 DRIVING WT. 140 lb. DATE OF DRILLING 7-5-79

SURFACE ELEV. 27.0±* DROP 30 in. WATER LEVEL @ 23.0 feet

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
0						Sandy SILT (SM) – Mottled brown, moist, firm to medium stiff, clayey, with cinders and weathered gravel. Covered by 2.5 inches of asphaltic concrete and 3 inches of base course. Grading stiff from 3 feet. Lens of cinders at 4.5 feet.
			21	92	33	
5			51	82	29	
			70	88	33	
10			90	81	37	
15			98/10"	75	47	
20			43	73	52	
25			28	65	65	Grading sandy from 25 feet. Grading medium stiff to stiff from 28 feet.
30						

Plate B6

ERNEST K. HIRATA & ASSOCIATES, INC.

Soils and Foundation Engineering

BORING LOG

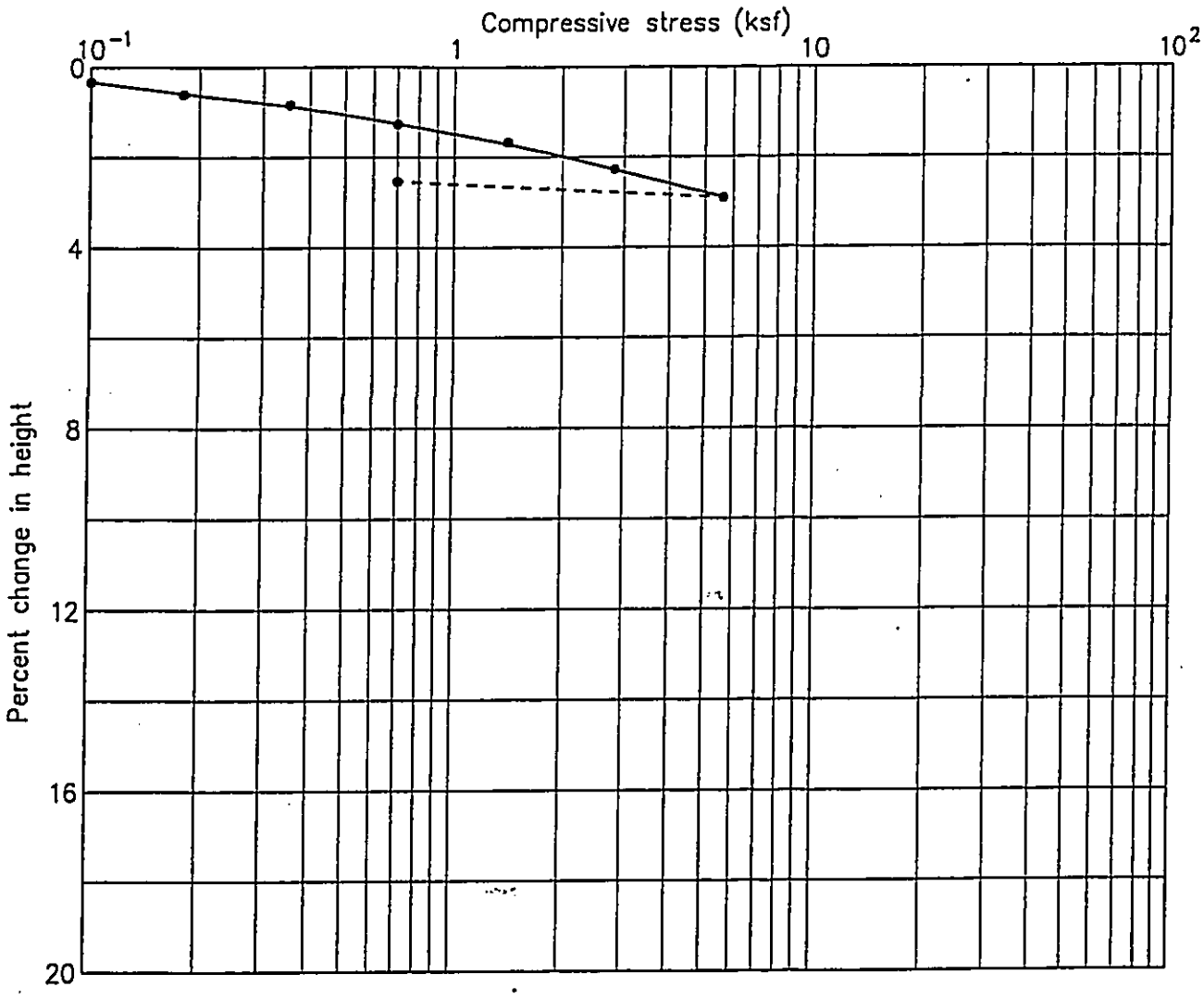
W.O. 96-2731

BORING NO. B3 (cont.) DRIVING WT. 140 lb. DATE OF DRILLING 7-5-79

SURFACE ELEV. 27.0±* DROP 30 in. WATER LEVEL @ 23.0 feet

DEPTH	GRAPH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (PCF)	MOIST. CONT. (%)	DESCRIPTION
30						
		☐	26	65	63	Lenses of cinders and gravel at 32 feet.
35						
		☐	22	89	38	Grading gravelly from 36 feet.
40						
		☐	22	81	45	
45						
		☐	17	78	46	
50						
		☐	15	No Recovery		
						End boring at 52.5 feet.
55						* Elevations based on Topographic Survey by Austin, Tsutsumi & Associates, Inc., dated 1979.
60						

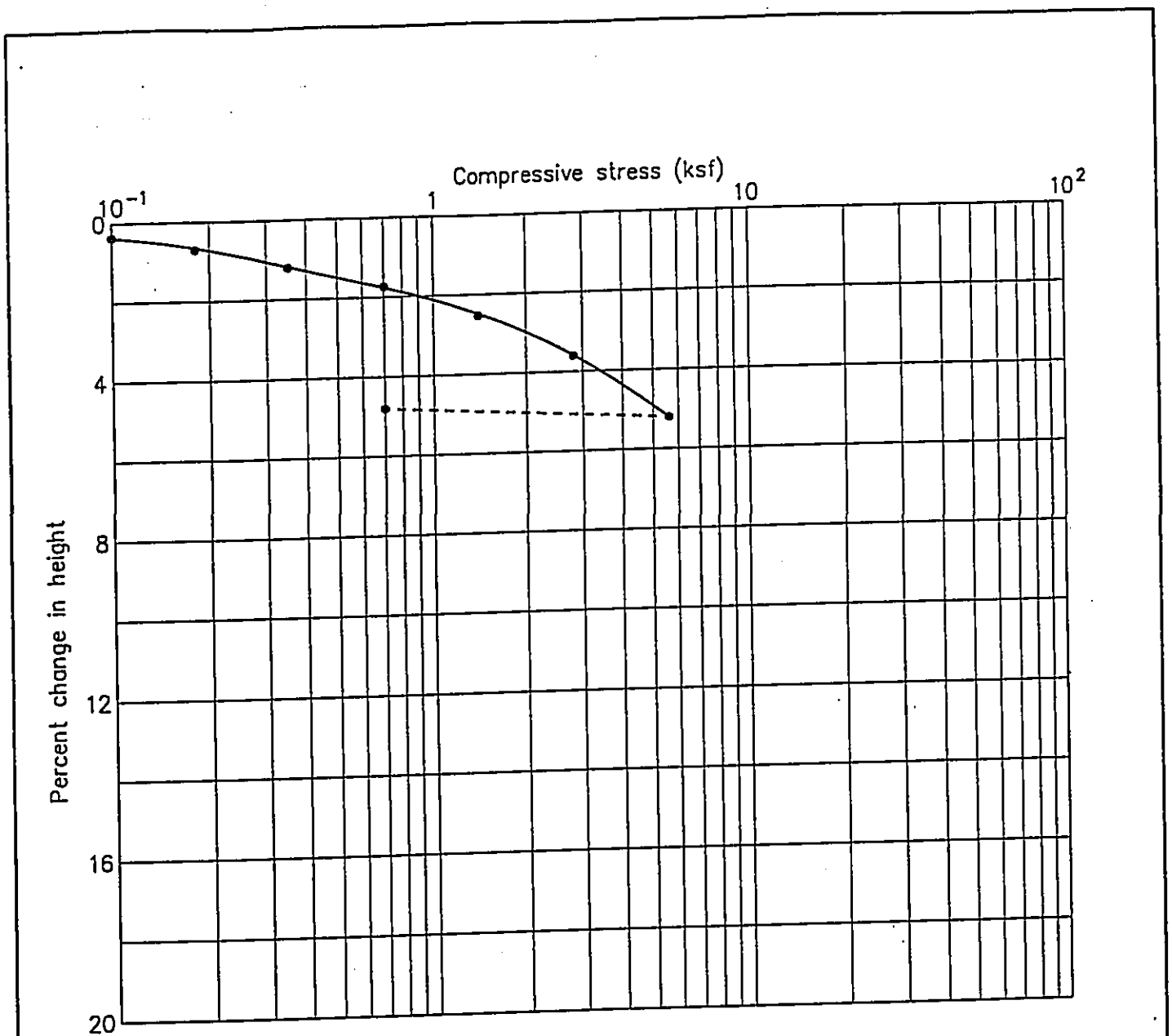
Plate B7



Boring: B1
Depth: 5 feet
Classification: SM
Initial moisture content: 31.5%
Initial dry density: 85.0 pcf

Remarks: Test date: 7/11/79.

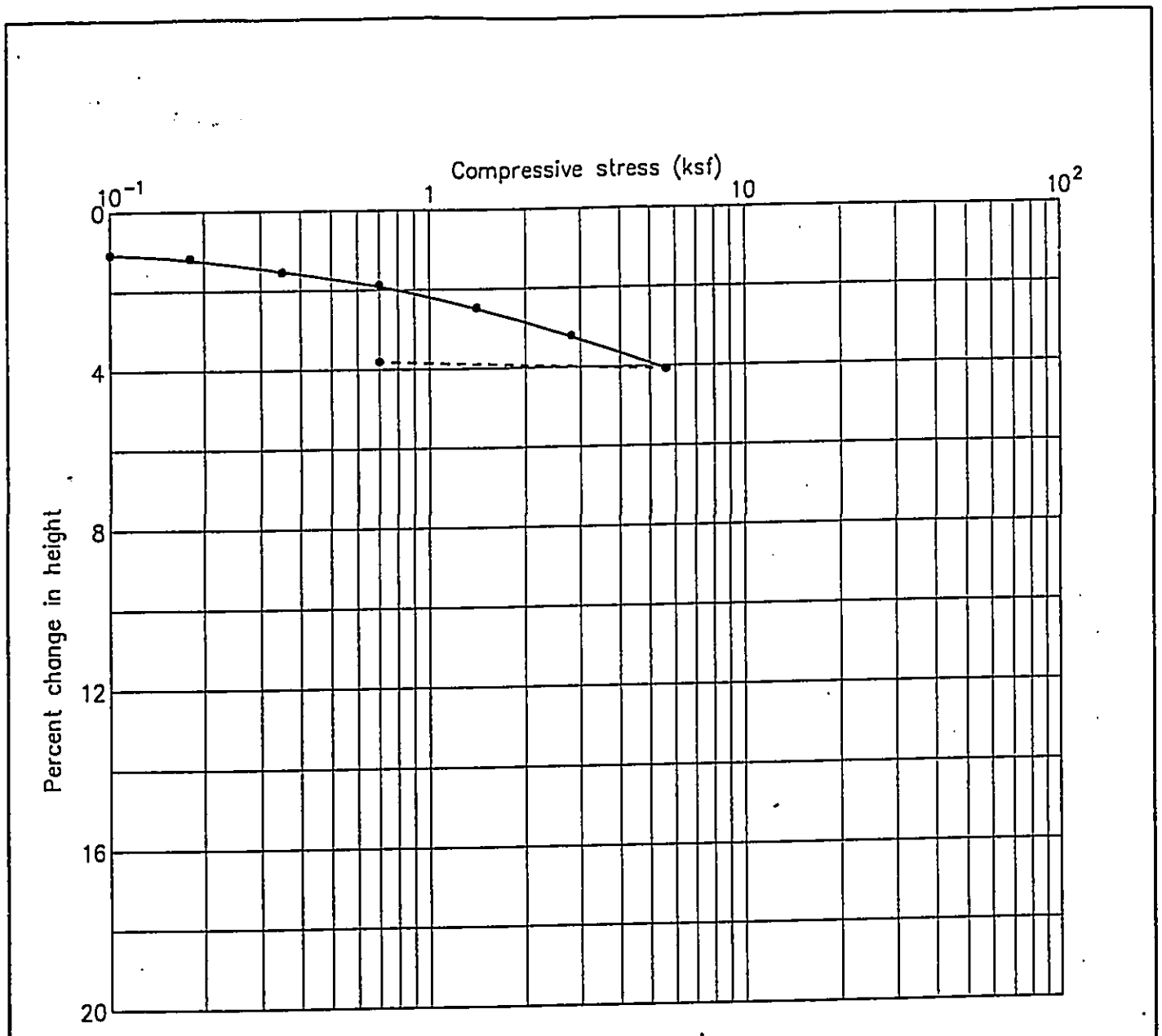
W.O. 96-2731	Kulana Hale Senior Housing Project
Ernest K. Hirata & Associates, Inc.	CONSOLIDATION TEST Plate C1



Boring:	B1
Depth:	24 feet
Classification:	SM
Initial moisture content:	52.9%
Initial dry density:	70.3 pcf

Remarks: Test date: 7/11/79.

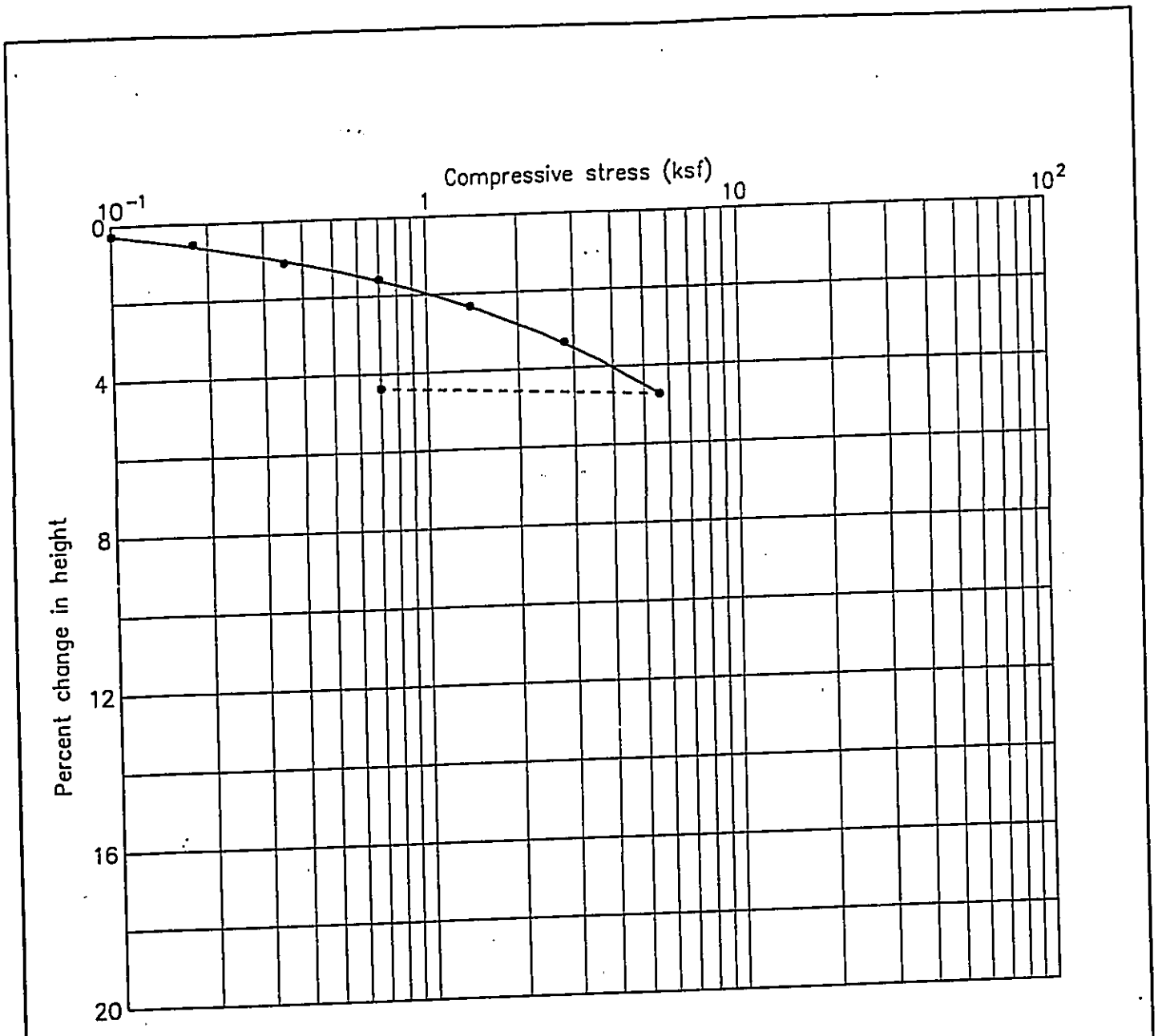
W.O. 96-2731	Kulana Hale Senior Housing Project
Ernest K. Hirata & Associates, Inc.	CONSOLIDATION TEST Plate C2



Boring:	B2
Depth:	9 feet
Classification:	SM
Initial moisture content:	21.9%
Initial dry density:	85.3 pcf

Remarks: Test date: 7/11/79.

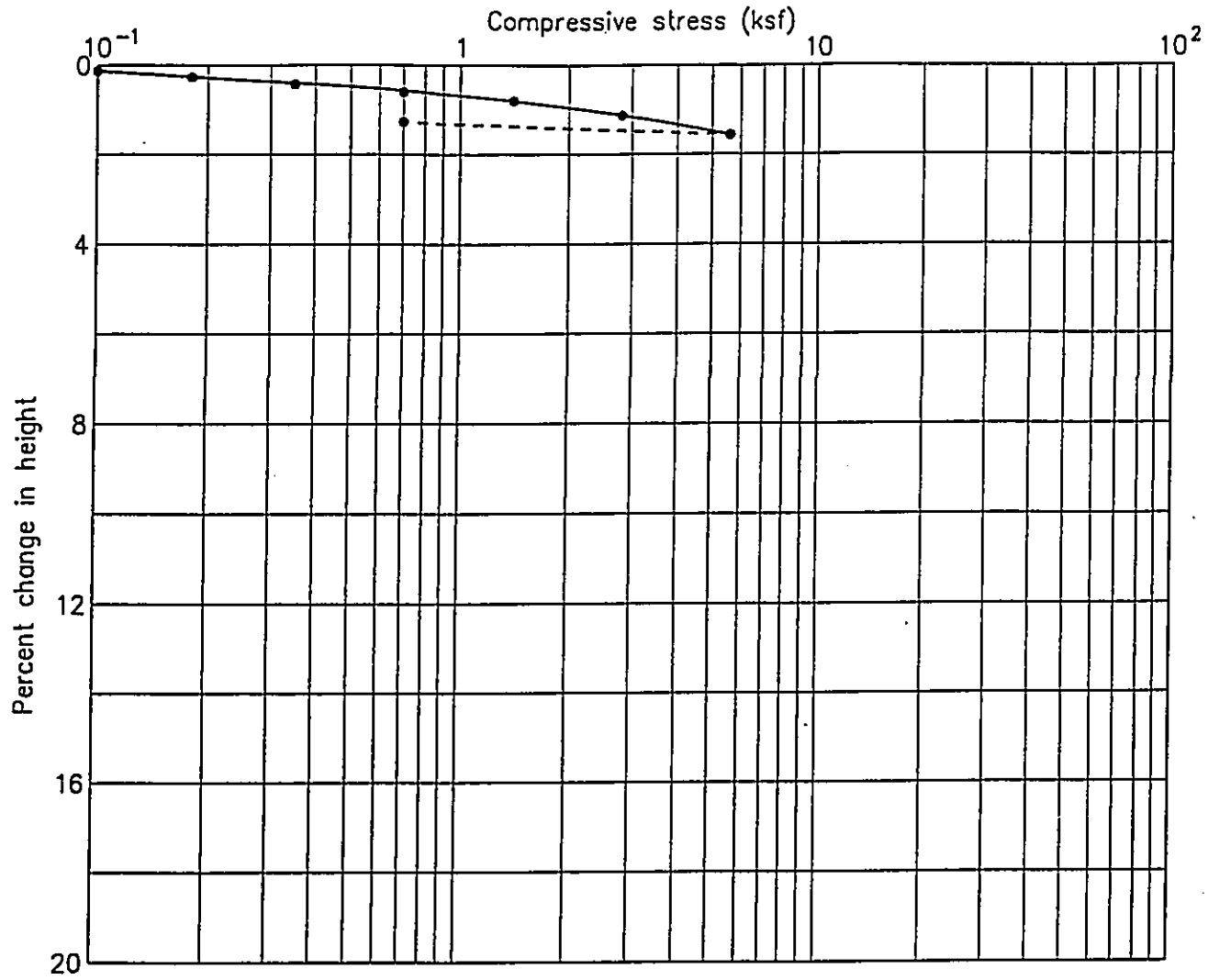
W.O. 96-2731	Kulana Hale Senior Housing Project
Ernest K. Hirata & Associates, Inc.	CONSOLIDATION TEST Plate C3



Boring:	B2
Depth:	44 feet
Classification:	SM
Initial moisture content:	52.1%
Initial dry density:	72.6 pcf

Remarks: Test date: 7/10/79.

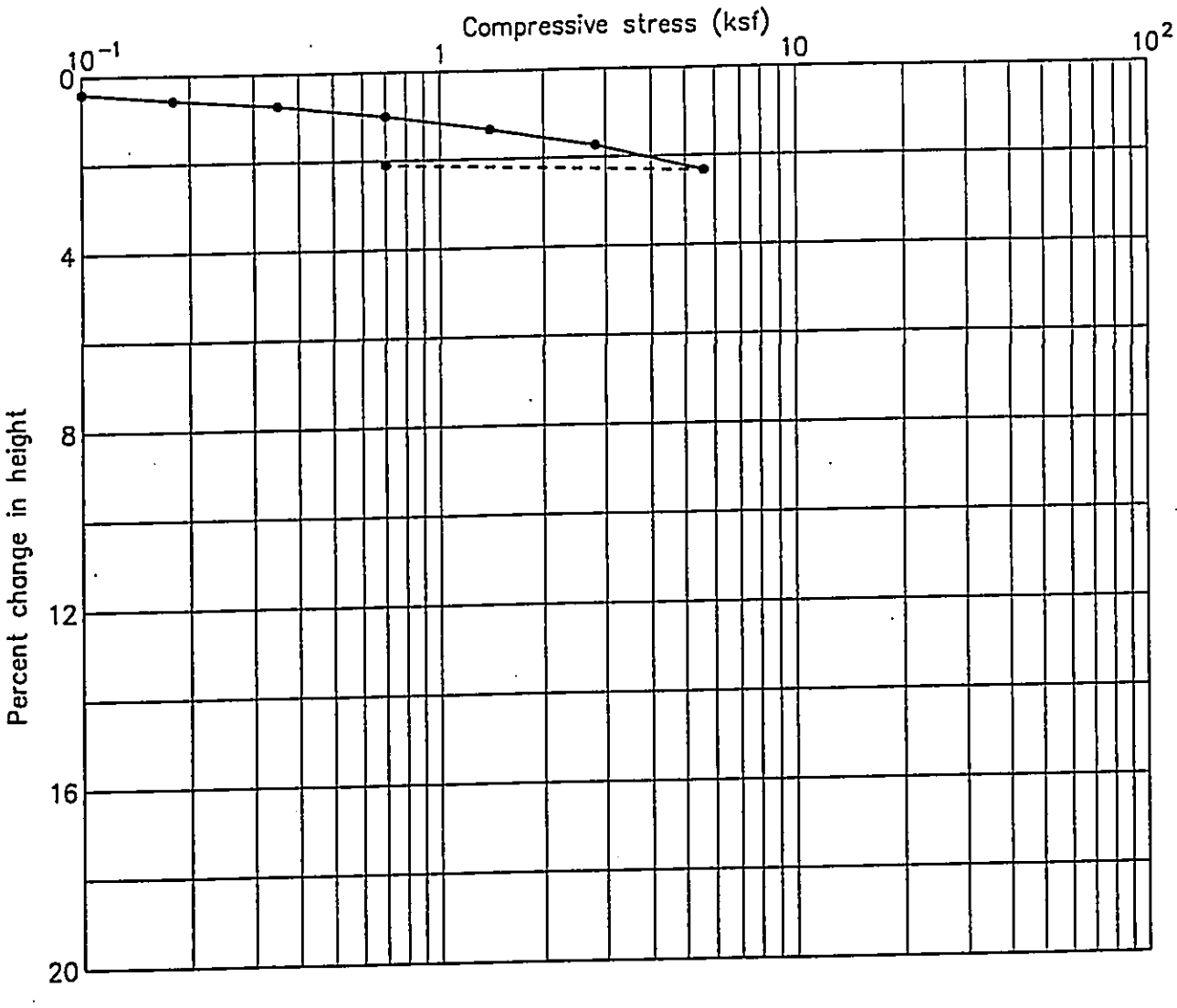
W.O. 96-2731	Kulana Hale Senior Housing Project
Ernest K. Hirata & Associates, Inc.	CONSOLIDATION TEST Plate C4



Boring:	B3
Depth:	7 feet
Classification:	SM
Initial moisture content:	32.9%
Initial dry density:	87.9 pcf

Remarks: Test date: 7/9/79.

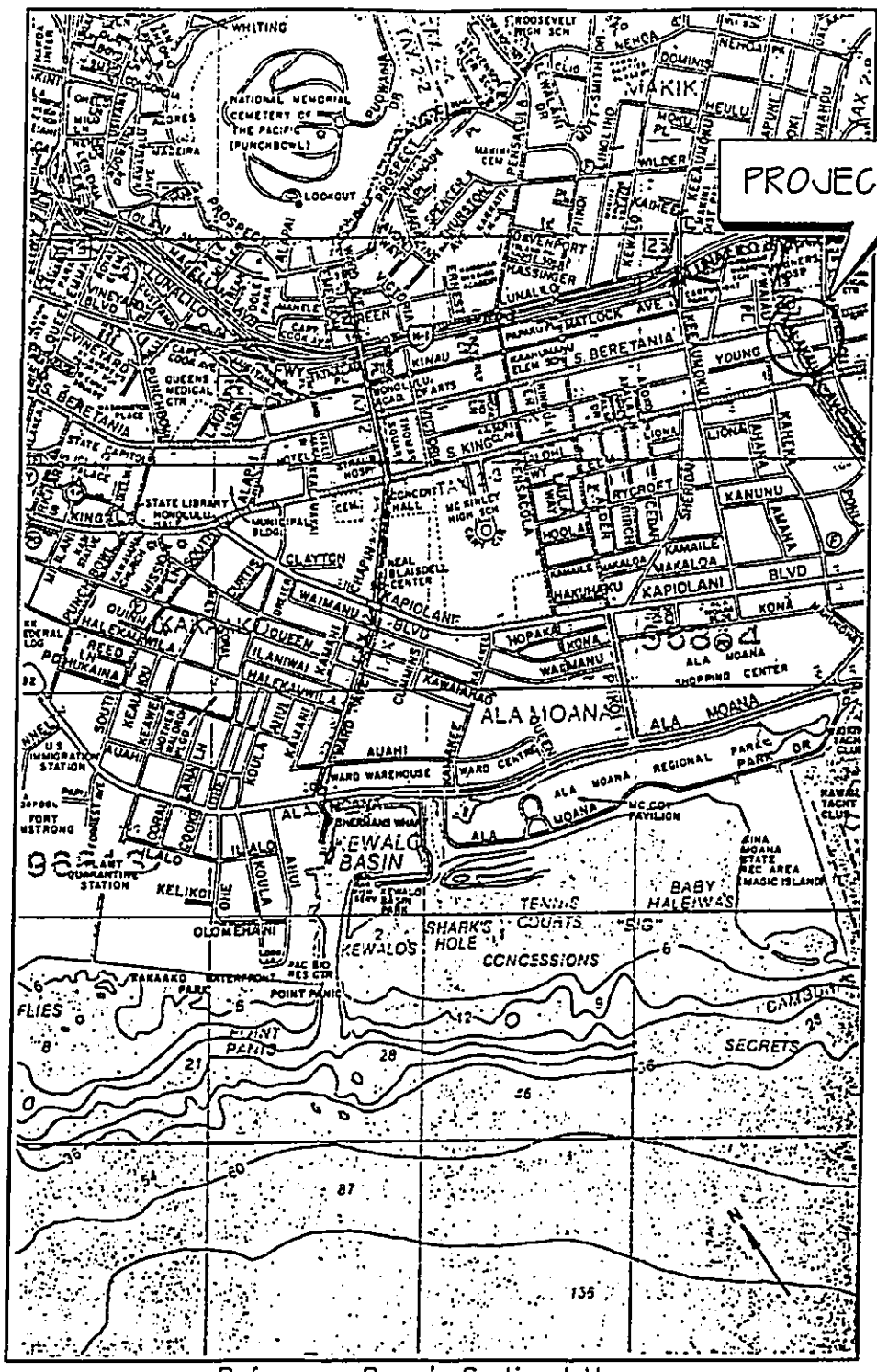
W.O. 96-2731	Kulana Hale Senior Housing Project
Ernest K. Hirata & Associates, Inc.	CONSOLIDATION TEST Plate C5



Boring:	B3
Depth:	17 feet
Classification:	SM
Initial moisture content:	46.6%
Initial dry density:	75 pcf

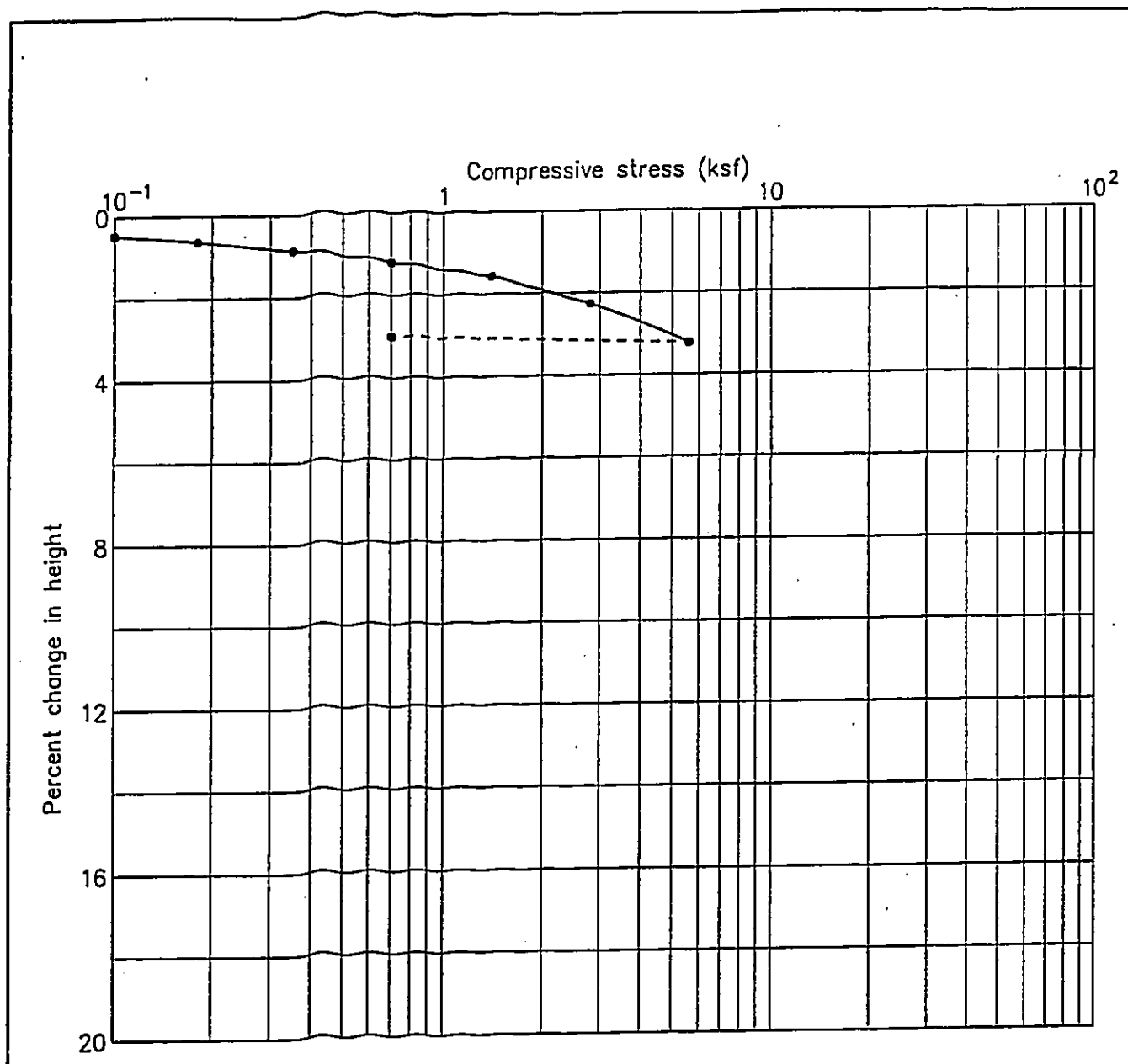
Remarks: Test date: 7/9/79.

W.O. 96-2731	Kulana Hale Senior Housing Project
Ernest K. Hirata & Associates, Inc.	CONSOLIDATION TEST Plate C6



Reference: Bryan's Sectional Maps

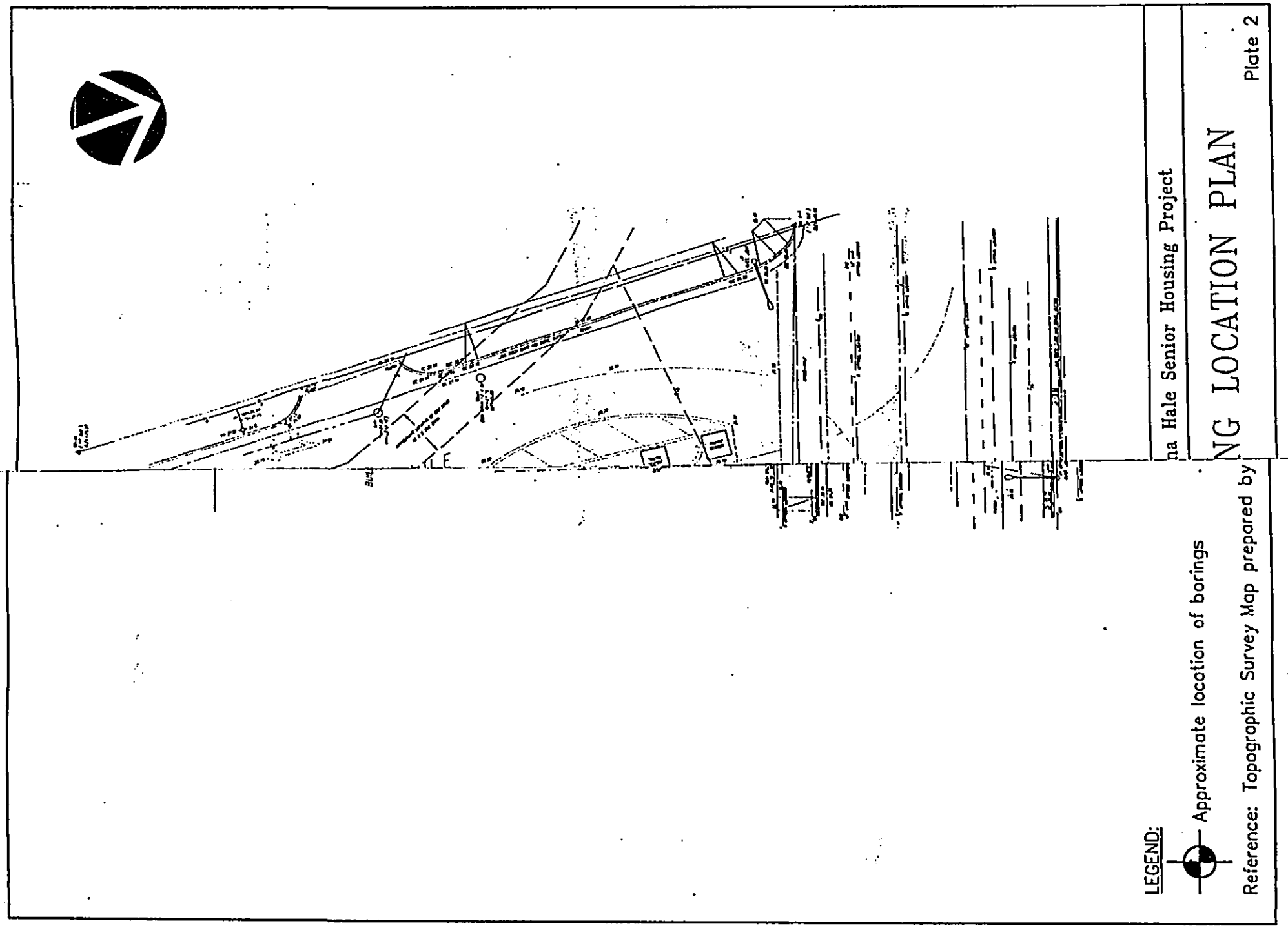
W.O. 96-2731	Kulana Hale Senior Housing Project
Ernest K. Hirata & Associates, Inc.	LOCATION MAP Plate 1



Boring:	B3
Depth:	31 feet
Classification:	SM
Initial moisture content:	62.6%
Initial dry density:	64.7 pcf

Remarks: Test date: 7/9/79. Water added at 700 psf.

W.O. 96-2731	Kulana Hale Senior Housing Project
Ernest K. Hirata & Associates, Inc.	CONSOLIDATION TEST Plate C7



APPENDIX 2

ENVIRONMENTAL ASSESSMENT
AT
THE CAPITOL MARKET BUILDING
SOUTH BERETANIA AND KALAKAUA
HONOLULU, OAHU, HAWAII

PRELIMINARY SITE SURVEY

FOR

GENERAL RECONNAISSANCE DATA
ASBESTOS-CONTAINING BUILDING MATERIALS
HAZARDOUS CHEMICAL MATERIALS
HAZARDOUS CHEMICAL WASTES & SOLID WASTE DISPOSAL
UNDERGROUND STORAGE TANK SYSTEMS
PCB ELECTRICAL EQUIPMENT
POTENTIAL SURFACE/SUBSURFACE CONTAMINATION

NOVEMBER, 1994

prepared for

MR. DENNIS MAHONEY
CAPITOL MARKET, LTD.
1541 SOUTH BERETANIA
HONOLULU, HAWAII 96826
FACSIMILE (808) 247-5825
PHONE (808) 235-0027

prepared by

UNITEK ENVIRONMENTAL CONSULTANTS, INC.
930 MAPUNAPUNA STREET, SUITE 200
HONOLULU, HAWAII 96819
(808) 836-0555

PROJECT 9484

TABLE OF CONTENTS

Tables

EXECUTIVE SUMMARY

The following phase I environmental assessment was performed at the request of Mr. Dennis Mahoney, Capitol Market, Ltd., 1541 South Beretania, Honolulu, Hawaii. The assessed site is on the of Island of Oahu, in the community of Pawaa, Honolulu, Hawaii (Figures 1 & 2). It is located On the southeast corner of the intersection of South Beretania Street and Kalakaua Avenue, or tax map key (TMK) number (1) 2-4-6:5 (Figures 3 & 4). This approximately 20,000 square foot site supports a three story building.

Asbestos-Containing Building Materials

No suspect asbestos-containing building materials were observed.

Hazardous Chemical Materials & Wastes

Hazardous chemicals were observed, including very small quantities of flammables (solvents and paints), combustibles (oils) and corrosives (photo processing chemicals). Potentially RCRA regulated hazardous wastes were not observed.

Underground Storage Tanks (USTs)

No USTs are known to be on site. Neighboring sites were observed to have UST components.

PCB Electrical Equipment

No suspect PCB electrical equipment was observed on the site. Suspect transformers were observed on poles on neighboring properties.

Potential Surface/Subsurface Contamination

On site and off site sources of potential subsurface contamination were observed and identified.

INTRODUCTION

Scope of the assessment: Purpose

The purpose of this phase I site assessment was to identify immediately recognizable potential and existing environmental hazards concerning asbestos-containing building materials, PCB (polychlorinated biphenyl) containing electrical equipment, hazardous chemical materials, *hazardous chemical wastes, underground storage tank systems and potential surface/subsurface* contamination.

Scope of the assessment: Special Terms and Conditions

Unitek Environmental Consultants, Inc. (UEC) was retained by Mr. Dennis Mahoney, Capitol Market, Ltd., 1541 South Beretania, Honolulu, Hawaii, to conduct a limited environmental assessment, phase I site survey of the property located on the southeast corner of the intersection of South Beretania Street and Kalakaua Avenue and designated as Tax Map Key (TMK) (1) 2-4-6:5 (Photo 1). This survey was performed pursuant to UEC Proposal No. 9410-561, dated 18 October, 1994, and the terms and conditions of UEC's standard agreement for environmental consulting services.

Limitations and Exceptions of Assessment

The format of this phase I site assessment report conforms to a voluntary, national standard established by the American Society for Testing and Materials (ASTM), 1527-93, for environmental assessments of property in real estate, or other financial, transactions.

Phase I site assessments are not intended to address other environmental issues including, but not limited to: fire or explosion hazards (which could be addressed by an insurance loss control survey or inspection by the fire marshal), biological concerns (such as disease or infectious waste), public health/safety issues, community/worker right-to-know regulations, radiation hazards, or other environmental regulatory compliance requirements.

Limiting Conditions and Methodology Used

This preliminary site survey consisted of a cursory review of accessible documentation, interviews with people having knowledge of the property; and a visual inspection of the property as it existed on the day of the site visit. A visual survey for asbestos-containing building materials, PCB-containing electrical equipment, hazardous chemical materials and wastes, underground storage tank systems, and surface/subsurface contamination was performed. A review of public and accessible records, analysis of suspect building materials, and follow-up telephone interviews were also conducted. Although this assessment provides an initial screening for potential environmental liability, *it should not be construed as a comprehensive evaluation of all possible* environmental impairment associated with this site.

Indemnity

Given the often obscure and elusive nature of hazardous substances and the enormous liabilities they often represent, UEC will not provide guarantees that negative findings during this preliminary site survey confirm the absence of all environmental contamination or liability. A far more in-depth investigation, beyond the scope of a phase I assessment, involving extensive sampling and laboratory analysis would need to be requested by the client for such assurance. UEC may not receive all information requested or be able to confirm all information provided during the course of this preliminary site survey. Therefore, UEC shall not be held responsible for errors, omissions or misrepresentations resulting from missing documentation, requested documentation not received within the time constraints of the project, or from inaccurate information provided by such sources.

Personnel qualifications

Ms. Allison Beale, Senior Consultant and Environmental Toxicologist, for Unitek Environmental Consultants, Inc., conducted the site visit on 31 October, 1994. The report was written by Ms. Beale. Mr. Robert Weber, Manager, Envirosciences Division for Unitek Environmental Consultants reviewed the report.

SITE DESCRIPTION AND HISTORY

Location and Legal Description

The subject site is situated on the south shore of the Island of Oahu, State of Hawaii, in the community of Pawaa, in Honolulu, Hawaii (Figure 1). Public records at the City and County of Honolulu Real Property Tax Assessment office were reviewed to assist in establishing the property boundaries, previous tenants and public utility easements. The subject property is located on the southeast corner of the intersection of South Beretania Street and Kalakaua Avenue at TMK (1) 2-4-6:5 (Figure 3, Photos 1-3).

The property has been variously known as the Capitol Market building and the Central Medical building.

Site and vicinity characteristics

Average annual rainfall is approximately 25 inches per year (Armstrong, 1983). Mean daily high temperatures range from the 80's (degrees Fahrenheit) to the 90's with nighttime lows in the 60's (Armstrong, 1983). The elevation in the subject area is approximately 30 feet above mean sea level (Figure 2).

Ground water at the site is classified as brackish basal water (Armstrong, 1983). It is Mauka of (above) the state Underground Injection Control Program line which, in this area, runs along Kapiolani Boulevard and the Ala Wai Canal. The UIC line separates inland areas, where underground sources of drinking water are located, from the seaward exempted area (Hawaii Department of Health, DOH, 1989). The waters underlying the site are not used for drinking. There are numerous wells registered with the State of Hawaii Department of Land and Natural Resources within a quarter mile radius of the site. There may be unregistered wells in the area.

TABLE 1.
Wells Located near the Subject Site

Owner	Location	Well Number	Status (as of. year)
City & County (C&C) Honolulu	McCully	1750-01	Sealed (1932)
Bishop Trust	Makiki	1850-02	Sealed (1953)
MF Rawlins	Makiki	1850-05	Sealed (1928)
JM Dowsett	Makiki	1850-06	Sealed (1954)
Lin Yao	Makiki	1850-10	Sealed (1928)
JM Villada	Makiki	1850-13	Sealed (1952)
C&C Honolulu	Makiki	1850-16	Sealed (1940)
Jodo Mission	Makiki	1850-19	Sealed (1928)
Plews & Wiceman	Makiki	1850-20	Sealed (1953)
C&C Honolulu	Makiki	1850-21	Sealed (1973)
Ii Estate	Makiki	1850-26	Sealed (1940)

1. Well Number is a six digit number assigned by the State of Hawaii Department of Land and Natural Resources. It is based on the minute of latitude (first pair of digits) and the minute of longitude (second pair of digits). The third pair of digits is a sequentially applied tracking number unique to that minute grid on a 7.5 minute USGS topographic map.

The site is constructed on Makiki series soils (Foote, et. al., 1972). Specifically, these soils are classified as Makiki clay loam soils on 0-2% slopes. In the project area, the soils are alluvium derived from deposits laid down in smooth fans from the west face of the Koolau Range. The Makiki soils are relatively well drained clay soils; permeability is moderately rapid. Runoff from these soils tends to be slow and they do not tend to erode. They tend to be neutral to slightly acidic in pH.

The site has street frontages onto South Beretania Street and Kalakaua Avenue. The parcel is an irregularly shaped 19,842 square feet.

Descriptions of structures, roads and additional improvements

The property improvements viewed on the day of the site reconnaissance consisted of a three story building. The building was constructed in two parts. The older portion of the building is

currently occupied by the TV repair shop and frame store. Construction is concrete - walls, floor and foundation. The ceiling has been modified with an acoustic dropped tile ceiling in the frame store. The TV Repair store had 12" x 12" vinyl tile; the frame store had carpeting.

The newer portion of the structure faces Kalakaua Avenue and consists of a three story concrete building on a concrete foundation. Floors are concrete covered with either 12" x 12" vinyl tiles or carpeting. The flooring observed at the Photo World and Manoa Hills had been installed within the past five years.

The parking lot is asphalt paved. Primary vehicular access is from South Beretania, however an alley connects Young Street to South Beretania at the east end of the property.

Environmental liens

No information was found regarding environmental liens, pending receipt of information from the State regarding a request for public information access to documentation kept by the State Department of Health.

Current uses of the property

The land is currently used commercially for a variety of office and retail businesses which are described further in the following table.

TABLE 2.
Summary of Building Tenants and Business Activities

Tenant	Suite	Business Activity
TV Stereo Center	1541 S. Beretania	TV/Stereo repair & Sales
Frame Masters	1543 S. Beretania	Picture framing
ECO Foods	1303 Kalakaua	Natural foods grocery
Kim's Korean Restaurant	1305 Kalakaua	Food service
Photo World & International Portrait Designs	1307 Kalakaua	Photo processing and studio
Friend's Drive-in	1309 Kalakaua	Undetermined
MMC Development	1541 S. Beretania, Suite 204	Undetermined
Dr. Michael Lee	1541 S. Beretania, Suite 205	Podiatrist
Dail Kim OK Realty	1541 S. Beretania, Suite 207	Real estate
KMI Shiatsu Therapy	1541 S. Beretania, Suite 209	Massage
Chibroni Brothers	1541 S. Beretania, Suite 217	Undetermined
Seiwa USA	1541 S. Beretania, Suite 216	Undetermined
Mary & Carol Travel	1541 S. Beretania, Suite 302	Travel agents
United Laser	1541 S. Beretania, Suite 301	Computer repair
Vitousek Real Estate School	1541 S. Beretania, Suite 305	Adult education
Manoa Hill Side	1541 S. Beretania, Suite 306	Real estate

Past uses of the property

Using standard historical sources, interviews and information gathered during the site reconnaissance, early uses of the property were determined. The property was developed circa 1935 with the one story portion of the building which fronts South Beretania and which housed a grocery (Capitol Market) for many years. The three story addition was constructed circa 1949 to house medical practitioner's offices. The property, at one time had a Haagen Daz Dessert Shoppe and a Korean Restaurant. The following table summarizes information gathered from historical sources about the property and neighboring sites.

TABLE 3.
Standard Historical Sources Consulted and Pertinent Findings From Each

Source	Pertinent Findings
Aerial photographs (3 Minute, 1972)	Site visible, no additional information.
Fire Insurance Maps	Site is undeveloped on the Sanborn map (96) from the 1914. By the 1927-51 maps (#271), the parcel is developed with four store fronts along Kalakaua. Also shown on the Sanborn maps: Parcel 18 was a US Post Office, Parcel 17 supported a potato chip manufacturer and a ceramics business, Parcel 16 was a bowling alley. Houses existed on the properties to the east and southeast. The Church of Jesus Christ Latter Day Saints was in its current location, but houses existed where Foodland now stands on South Beretania. A Service Station was on the southwest corner of the intersection of S. Beretania and Kalakaua with auto parking on the adioining land toward Young Street.
Property Tax Files	1940's - Pualeilani W. Jaeger owned the property. 1941-3 - property split to make parcels 16 & 17. 1943 - Chinn and Betty Ho purchase property, sell it to Yau On and Jessie Leong who then sell it to Capitol Market, Ltd. 1981 - Portion of property leased to Nice Cream, Inc.
Recorded Land Title Records, TMKs	Land owner is Capitol Market, Ltd.
USGS 7.5 Minute Topographic Map of Honolulu Quadrant (1983)	Site visible, no additional information gained.
USGS 7.5 Minute Aerial Photograph (1977)	No additional information. Site clearly visible.

Current uses of adjoining properties

To the north, across South Beretania, is the Church of Jesus Christ Latter Day Saints and a Foodland Super Market. To the west, across Kalakaua Avenue, are parking lots. To the south, on parcel 18, at the old Post Office building are at least three commercial businesses including Trilink Coins (a retail coin store), A-D (undetermined activity) and Hung's Jewelry (a jewelry production firm). On parcel 17, are Uncle's Place II, and Augie and Company, both of which are social spots. Parcel 16 now supports an Aloha-7-II service station. To the east, on parcel 6, is the Central Plaza at 1575 S. Beretania, a low-rise office building. Tenants of the Central Plaza include CR Newton Company (orthopedic appliance supply), Harry Masaki (physician), Kwanlin Wong (chiropractor) and Mona Beauty Salon.

RECORDS REVIEW

Federal and State environmental records

The table below lists the Federal and State environmental records which were searched for environmental-related information regarding this property.

TABLE 4.
Results of Environmental Records Search

Record	Type of Information Sought	Status of Property
National Priority List (Federal) Federal Register 59(36):8724.	If site is under CERCLA consideration	Not on list, none within 1 mile.
CERCLIS (Federal) or Federal Agency Hazardous Waste Compliance Docket (Federal Register 58(216):59790; 59:8729). EPA Region IX CERCLIS Report. 6/94.	If site is a CERCLA site	Not on list, 2 facilities within ~1 mile.
RCRA (Federal) EPA RCRA database, 7/94.	If site is a hazardous waste generator	Not on list, 6 facilities nearby, see **Indications of Solid Waste** section.
RCRA -TSD (Federal)	If site is a treatment, storage or disposal facility for hazardous waste	Not on list, none within 1 mile
Landfill sites (State list)	If site is permitted as a landfill	Not on list
Leaking Underground Storage Tank (UST) List (State), July, 1993.	If site has notified the State of any leaking underground storage tanks	Not on list, 10 site within ~1 mile see **Storage tanks** section.
Registered USTs (State), March, 1993	If site has registered USTs	Not on list, 38 sites within ~1 mile, see **Storage tanks** section.

SITE RECONNAISSANCE AND INTERVIEWS

General Reconnaissance Information

The following table summarizes general information about the physical plant features of the facility as observed on the day of the site reconnaissance.

TABLE 5.
General Physical Information Regarding the Site

Physical Criteria	Observation
Potable water source	City and County of Honolulu.
Sewage disposal system	City and County of Honolulu.
Means of air conditioning	Window mounted air conditioners. fans.
Floor drains or sumps	None observed. Storm drain observed in the parking lot.
Wells	None observed or reported.

Asbestos-containing building materials

Observations:

A visual inspection was conducted at the subject site to identify easily accessible building materials suspected of containing asbestos. To perform the visual assessment, a walk through of five businesses in the building at the site was conducted. No suspect materials were observed during the site reconnaissance. An asbestos survey conducted in 1988 by Unitek Environmental Consultants (UEC project number 8125) was reviewed. The 9" x 9" red floor tiles which were found to contain asbestos fibers (Chrysotile) during that survey were not observed during the current assessment. The material was (at that time) determined to be non-friable, as would be expected for floor tile which is in good condition.

Discussion:

The scope of this evaluation is limited, and the observations made should not be interpreted to imply that no other asbestos-containing materials (ACM) are present in the facility. Inaccessible ACM could be present behind walls, beneath flooring materials, in hidden crawl spaces, in inaccessible roofing materials, or as part of the sewer system in the form of transite piping. Any suspect materials which are identified during renovation or demolition activities should be analyzed. This evaluation should, however, provide the owner with a means to recognize obvious potential liabilities resulting from asbestos on the property. A preliminary survey can also provide information which may assist with selecting response actions or making prudent decisions for response actions related to asbestos.

Materials suspected of containing asbestos are classified in one of the following categories (U.S. EPA, 1985):

1. Surfacing Materials - Examples of surfacing materials include, but are not limited to, ACM sprayed or trowled onto surfaces (decorative plaster on ceilings or acoustic ceiling spray), or fire proofing materials on structural members.
2. Thermal System Insulation - Examples include, but are not limited to, ACM applied to pipes, boilers, tanks, and ducts to prevent heat loss or gain, or condensation.
3. Miscellaneous ACM - Examples include, but are not limited to, asbestos-containing ceiling or floor tiles, transite siding, and roofing material.

Hazardous substances in connection with identified uses

Observations:

Hazardous chemical materials were not observed on site in volumes potentially regulated as wastes by RCRA. Potentially hazardous materials observed on the day of the site reconnaissance included very small volumes of solvents at the TV repair shop, and photoprocessing chemicals at Photo World. The elevator on site is maintained by Schindler Services Elevator Company who sends a technician out monthly to service the unit.

Materials were not observed on site which may require notification of the Local Emergency Planning Committee (LEPC), under 40 CFR 355.30, due to their extremely hazardous nature. The complete list of extremely hazardous materials may be found in 40 CFR 355 Appendix A. The LEPC may be contacted through the Hawaii State Department of Health, Hazard Evaluation and Emergency Response Department at (808) 586-4249.

Discussion:

Wherever possible, non-hazardous materials should be substituted for hazardous materials which are used on site. A detailed list of commonly used hazardous materials and corresponding less hazardous or non-hazardous alternatives is available upon request from the State of Hawaii, Office of Environmental Quality Control, at telephone number (808) 586-4185.

Material Safety Data Sheets (MSDSs) should be obtained from the manufacturer or distributor of hazardous materials at time of purchase. The MSDSs should be kept in a centrally located, easily accessible place. For businesses with more than ten employees, they should be used to develop a worker and community right-to-know program. They should also be used to develop emergency programs for employees and the public as required by state and federal regulations.

Products stored on site should be limited to quantities that can be readily used. Products which have an expired shelf life, are in excess and unusable, are spilled or adulterated may require disposal as a hazardous waste under the Resource Conservation and Recovery Act (RCRA), depending upon ignitability, corrosivity, reactivity, toxicity, chemical composition and quantity as defined in 40 CFR Part 261.

In addition to state and federal environmental and occupational health requirements, local regulations may also apply to hazardous chemical materials. Fire codes require the proper storage of flammable and combustible compounds such as petroleum naphtha, paint, paint thinner and/or solvents. The Fire Prevention Bureau should be contacted for guidance pertaining to proper storage.

Hazardous substance containers and unidentified substance containers

Observations:

No observations were made on the day of the site reconnaissance regarding hazardous substance containers or unidentified substance containers which may impact the subject property.

Discussion:

There are a number of federal laws dealing with hazardous materials labels. The Department of Transportation, in the Hazardous Materials Transportation Act (HMTA), lays out specific requirements for labeling, marking and placarding of hazardous substances (49 CFR 171 et seq.). The Environmental Protection Agency regulates labeling under the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA). This Act has specific provisions prohibiting the transfer of regulated materials into food containers or unlabeled containers. The Occupational Safety and Health Administration has published regulations in the Federal Register (58(174):47690-1) concerning the retention of markings and placards on packages and containers which contain hazardous materials and which are required to be marked, placarded, or labeled in accordance with regulations issued under the HMTA.

Storage tanks

Observations:

No evidence of either an above ground or underground storage tank was observed on the property.

Table 6 lists registered USTs in the area of the subject property, their volume and current (or past) contents. There may be other, unregistered tanks nearby.

Discussion:

Underground fuel storage tank regulations promulgated by EPA (effective December 22, 1988) prescribe stringent requirements for owners and operators of underground storage tanks. Regulations govern leak detection, corrosion protection, and spill/overfill prevention for both tanks and associated piping. The Federal regulations also require tank owners to demonstrate financial responsibility. These regulations should be reviewed prior to installation of any underground storage tanks on the subject property (U.S. EPA, 1991b).

TABLE 6.
Underground Storage Tanks Registered With the State of Hawaii Near the Subject Site

Location	State ID Number(s)	Tank Number(s)	Contents	Volume (gallons)
7-11 Young Street 1323 Kalakaua Avenue	9-101172	3 - in use	Gasoline	24,000
Academy Sales & Service 882 S. Beretania	9-100040	3 - in use 3 - removed (1986)	Gasoline, used oil Gasoline, used oil	24,550 13,050
Beretania Chevron 1378 S. Beretania	9-101720 Leaker ID# 880012	3 - in use	Gasoline	30,000
Beretania Station Board of Water Supply 630 S. Beretania	9-100118	3 - in use 3 - permanently closed	Gasoline, diesel Diesel, bunker fuel	5,000 15,500
Central Fire Station 104 S. Beretania	9-100071	1 - in use 1 - removed	Gasoline Gasoline	1,000 1,000
Chevron 2002 Kalakaua Avenue	9-101266 Leaker ID# 920073	4 - removed (1992)	Gasoline, used oil	26,000
Commercial Building 2586 Beretania Street	9-101219	1 - removed (1983)	Unknown	Unknown
Continental Cars 1069 S. Beretania	9-100184	1 - in use 1 - removed (1989)	Used oil Used oil	550 500
Dollar Rent-a-car 1801 Kalakaua Avenue	9-101267	7 - removed (1979-88)	Gasoline, used oil	Unknown
Don's Makiki Union 1406 S. Beretania	9-100035	4 - in use 5 - removed (1987)	Gasoline, diesel, used oil Gasoline, diesel, used oil	34,550 19,550
General Rustproofing 1907 S. Beretania	9-101227	1 - removed (1982)	Unknown	Unknown
Hawaiian Rent All 1946 S. Beretania	9-100236	2 - removed (1991)	Gasoline, diesel	1,100
Hertz Rent a car 2424 Kalakaua Avenue	9-100759	1 - in use	Gasoline	10,000
Hironaka Service Station 2105 S. Beretania	9-101174	4 - in use	Gasoline, used oil	17,550
Honolulu Station 1455 S. Beretania	9-100114	3 - in use	Gasoline	15,000
Japanese Cultural Center 2454 S. Beretania	9-102721	1 - in use	Used oil	1,000
Jimmy's Chevron 1958 Kalakaua Avenue	9-101106	2 - in use 4 - removed (1986)	GST 46 Gasoline, used oil	100 14,000
Kalakaua Transmission 1665 Kalakaua Avenue	9-100763 Leaker ID# 900059	2 - removed (1990)	Used oil	1,000
King Street Car Wash 809 S. King	9-102451	3 - removed (1991/2)	Gasoline	30,000
Kyle's Service 2550 S. Beretania	9-100036 Leaker ID# 910049	3 - removed (1991)	Gasoline, used oil	12,280

TABLE 6, continued.
Underground Storage Tanks Registered With the State of Hawaii
Near the Subject Site

Location	State ID Number(s)	Tank Number(s)	Contents	Volume (gallons)
Lindseys Chevron 2404 S. Beretania	9-101230	7- removed (1990)	Gasoline, used oil, GST 46	31,090
Lionel's UNOCAL 1505 S. King	9-100041 Leaker ID# 930032	3 - in use	Gasoline, used oil	13,050
Makiki Shell 1436 S. Beretania	9-100833 Leaker ID# 930023	6 - in use	Gasoline, used oil	22,550
Mark's Piikoi Service 1180 South King	9-100038 Leaker ID# 890005	6 - in use	Gasoline, used oil, GST 46	12,590
McCully Service Station 1901 S. King	9-101274	4 - out of service	Unknown	Unknown
Moiliili Mochi 2563 S. King	9-101522	1 - out of service	Diesel	550
Pflueger Acura 1450 S. Beretania	9-100192	3 - removed (1991)	Gasoline, used oil, new oil	8,000
Phillips 66 1096 S. King	9-101781	3 - removed (1976)	Gasoline, used oil	10,550
Public Bath Wastewater 2729 Kalakaua Avenue	9-201985	1 - in use	Diesel	1,000
Punanou Repair Shop 1558 S. King	9-101387	3 - removed (1992)	Gasoline, used oil	5,150
Schuman Carriage 1234 S. Beretania	9-101276 Leaker ID# 900050?	5 - in use 1 - out of use	Gasoline, transmission fluid, new oil, used oil Solvent	6,600 550
Texaco 2025 Kalakaua Avenue	9-100328	5 - in use	Gasoline	50,000
Texaco 1239 S. King	9-100340	5 - in use	Gasoline, used oil	40,550
Texaco 2105 S. King	9-100341	5 - in use	Gasoline, used oil	40,550
Tom Ishii's Union 2114 S. King	9-100042	3 - in use 1 - removed (1989)	Gasoline, used oil Gasoline	9,550 4,000
Varsity Motors 2482 S. Beretania	9-100855	3 - removed (1990)	Gasoline, used oil	14,550
Yajima Oil 1375 S. King	9-100832 Leaker ID# 93000?	3 - in use	Gasoline	24,000
Zippy's 1765 S. King	9-100368	1 - in use	Diesel	1,000

Indications of PCBs

Observations:

It is expected that electrical equipment on site may have small transformers as part of their circuitry, however, no privately owned potentially dielectric fluid filled electrical equipment such as transformers or capacitors were observed. Information about Hawaiian Electric Company (HECO) transformers, which were observed on neighboring sites, has been summarized in the table below.

TABLE 7.
Summary of Information about Transformers Located Near the Subject Site

Location	Transformer Number	PCB Status
Pole mounted at Mormon Church	Unknown	Pending*
Pole mounted at Banyan Tree Plaza	Unknown	Pending
Vault 5580, east of parcel 16	Unknown	Pending
Pole 83-295, west of parcel 17 on Kalakaua Avenue	Unknown	Pending

* HECO transformers with numbers greater than 37500 are considered non-PCB by HECO (they were purchased after the ban on PCB commerce), however for transformers with indeterminable numbers in the field, or numbers less than 37500, HECO must be contacted and the PCB status is pending until receipt of that information.

Fluorescent lamps were observed in the facility.

Discussion:

Polychlorinated biphenyls, or PCBs, is the common name for a large family of chemicals introduced in 1929. PCBs have been widely used because of their excellent chemical stability, superior electrical properties, heat transfer capabilities, and fire resistance. The most significant uses of PCBs have been in insulating fluids in heat exchangers, transformers and capacitors, as well as in high temperature hydraulic fluids. PCBs have also been used in carbonless copy paper, paints (diarylide and phthalocyanin pigments), synthetic rubber, wire insulation, adhesives, and protective coatings. Fluorescent light and metal halide light ballasts may contain PCBs. As long as the ballast contains less than three (3) pounds of PCB oil, it is not regulated. Ballasts, like transformers and capacitors, can overheat and rupture, causing the surrounding area to be contaminated with PCBs.

The US-Environmental Protection Agency (US-EPA) rigorously enforces regulations concerning PCB manufacturing, use, distribution, release and disposal under the Toxic Substances Control Act (TSCA). The US-EPA further regulates the use, servicing and disposal of PCBs in electrical equipment by enforcing marking, notification, inspection, and record-keeping requirements. Seemingly minor discrepancies in any of these regulations may result in significant liability to the owner.

In 1979, the federal government enacted a prohibition against the distribution (in commerce) of PCBs. Transformers purchased after that date are considered by HECO to be free of PCB contamination. Untested mineral oil-filled transformers purchased prior to 1 July, 1979, must, by law, be considered. PCB-contaminated. The EPA rules (40 CFR 761) prohibiting the manufacturing, processing, distribution in commerce and use of PCBs, outlines the specific conditions under which PCBs may continue to be used in electrical equipment. However, PCBs in concentrations greater than 50 parts per million (ppm) may pose a risk of property contamination in the event of a spill. Clean up of such a spill falls under the regulations imposed by the TSCA and perhaps also require reporting under the Clean Water Act or the Comprehensive Environmental Response Compensation and Liability Act of 1980 (CERCLA).

Indications of solid waste disposal

Observations:

On the day of the site reconnaissance, potentially RCRA regulated wastes were not observed being generated, accumulated, stored, transported or disposed on-site. The subject site is not registered with the EPA in the RCRA data base as a hazardous waste generator, nor is it on the CERCLIS site list as an uncontrolled contaminated site. Generator status under RCRA is determined not only by the type of waste generated (or stored, transported or disposed of), but also by the volume of waste generated. The table below lists the only registered hazardous waste (RCRA) generator in the neighboring area. There are two US-EPA CERCLIS sites near the subject site listed in available databases for 1994; information on these sites may be found below.

TABLE 8.
Businesses Within Approximately One Mile of the Site with US-EPA RCRA Identification Numbers

Name	Address	EPA ID number
Akamai Tours	2270 Kalakaua Avenue	HID981665342
Daio USA Corp.	2002 Kalakaua Avenue	HID984468306
Honolulu Medical Group	550 S. Beretania	HID984469833
Jimmy's Chevron	1958 Kalakaua Avenue	HID981661085
Roger's Repair, Inc.	1687 Kalakaua Avenue	HID981615222
UNOCAL	882 S. Beretania	HID984468967

TABLE 9.
Businesses Within Approximately One Mile of the Site with US-EPA CERCLIS Actions

Name	Address	EPA ID number	Actions* (Year)
Aloha Motors	1777 Kapiolani Blvd.	HID984466060	DS (1990) PA (1991) SI (1992)
Stan Shinkawn	2330 Kalakaua Avenue	HID980497325	DS (1980) PA (1984)

* Action codes:
DS Discovery
PA Preliminary assessment
SI Screening site inspection

Discussion:

Solid waste is defined (40 CFR 261.2) to include liquids, solids, semi-solids (sludges, etc.), and containerized gases which have been discarded (exclusions in § 260.31 and § 261.4). Hazardous wastes are a subset of the regulatory category, Solid Waste, and must meet solid waste criteria before meeting hazardous waste criteria set out in 40 CFR 261.

The generation, accumulation, transportation, storage and disposal of hazardous chemical wastes are highly regulated activities. Congress enacted the Resource Conservation and Recovery Act (RCRA) in 1976 and the Hazardous and Solid Waste Amendments (HSWA) in 1984, providing specific guidelines and severe penalties for noncompliance in the handling of hazardous wastes. Regulations pertinent to hazardous waste management are promulgated by the US Environmental Protection Agency (EPA) in Title 40 of the Code of Federal Regulations (CFR), by the US Department of Transportation (DOT) in Title 49 CFR and by the Occupational Safety and Health Administration (OSHA) in Title 29 CFR.

Any business that generates hazardous waste is regulated to some extent. The regulations distinguish between large quantity generators (those that produce more than 1,000 kg in any calendar month) and small quantity generators (those that create less than 1,000 kg in any calendar month). Large quantity generators are subject to greater regulation than small quantity generators.

Hazardous waste is defined as any solid waste which:

- Is specifically listed in Title 40 CFR Part 261 Subpart D, or
- Meets the characteristics of ignitability, corrosivity, reactivity, or toxicity identified in Title 40 CFR Part 261 Subpart C, or
- Contains a mixture of hazardous and nonhazardous wastes.

It is the generator's responsibility to determine which wastes are hazardous and if they are land disposal restricted. This can be accomplished by analytical testing, review of MSDSs, or through knowledge of a process, or of the product constituents or characteristics.

Hazardous wastes may only be stored on-site in limited quantities for limited periods of time. Hazardous waste must be properly labeled, packaged, and marked. Transportation must be performed only by an EPA listed transporter and only to an EPA-permitted treatment, storage and disposal (TSD) facility. A Uniform Hazardous Waste Manifest must accompany all off-site shipments and copies must be retained by the generator, transporter and disposer for a minimum of three years. Large and small quantity generators must apply for and obtain a USEPA generator identification number (USEPA, 1991). Form 8700-12 may be acquired at the EPA Pacific Contact office in the Prince Kuhio Federal Building located in downtown Honolulu, or by calling the office at (808) 541-2710.

The Comprehensive Environmental Response Compensation and Liability Act (CERCLA) was passed by Congress in 1980 (amended in 1986) to provide a system for identifying and cleaning up chemical and hazardous substances released into the air, water, ground water and on land. The CERCLA requires that spills or discharges of over 700 substances in excess of 1 to 5,000 pounds (depending upon the substance) be reported immediately to the National Response Center (1-800-424-8802). Following a report, a preliminary assessment of the site by the EPA will determine what remedial actions, if any, will be initiated.

Other issues of concern

Observations:

Potential on site sources of surface/subsurface contamination observed on the day of the site reconnaissance included chemicals used and generated by Photo World during photo processing. Many of the chemicals used during processing are hazardous (corrosive or toxic) and silver is generated during the processing of photos. Photo World was observed to have a silver reclamation unit. The owner reported that they generated so little silver that they had not yet had to empty the recovery unit.

Potential off-site sources of surface/subsurface contamination neighboring the assessed site include USTs which exist or have existed on neighboring sites. It is possible that business previously on parcel 17 (ceramics business and potato chip manufacturer) used kilns or boilers which were fired using an on-site source of fuel in an UST. Additionally, current operations by at least one adjoining business (Hung's Jewelry), may generate hazardous waste which if improperly disposed of (down the drain for instance) may lead to subsurface contamination which may affect the subject property. The following table summarizes business activities and contaminants of concern which may affect the subsurface soils (or water) at the site.

TABLE 10.
Potential Off-Site Sources of Subsurface Contamination and the Constituents of Concern

Business Activity(ies)	Illustrative Business(es)	Chemical(s) of Concern
Auto repair or service stations (USTs); other businesses which may have had UST(s)	Aloha 7-11 service station; historic Chevron service station on SW corner of Kalakaua and S. Beretania; service station on the SW corner of Kalakaua and Young Street; Potato Chip maker on parcel 17.	Petroleum products and byproducts of their degradation including oil, grease, solvents, metals, fuels such as gasoline and diesel.
RCRA regulated wastes	Service Stations listed above; Hung's Jewelry; Physicians/Dentists (with radiography units).	Corrosives, reactives, poisons including heavy metals, (especially the jewelry store if they use cyanides and do plating), flammables.
CERCLA sites at vehicle repair facilities	Stan Shinkowa and Aloha Motors	RCRA regulated liquid wastes and petroleum products and byproducts.

FINDINGS AND CONCLUSIONS

Asbestos Containing Building Materials

No suspect asbestos containing building materials were observed during the site reconnaissance. Unitek recommends that if any demolition or renovation activities uncover suspect materials, that they be tested for asbestos content by a laboratory before continuing. Unitek recommends that all fibrous material be considered to be potentially asbestos containing until laboratory analysis proves otherwise.

No other site specific recommendations are appropriate at this time.

Hazardous Substances in Connection with Identified Uses

Unitek makes general housekeeping recommendations to sites which maintain an assortment of hazardous chemicals:

1. Flammables cabinets should be used to store all materials with a flash point less than 140 degrees Fahrenheit (gasoline, most organic solvents, some paints and paint related products). No other materials should be stored in the cabinet (such as poisons which do not have a flash point less than 140 degrees Fahrenheit).
2. Chemical storage areas should be kept clean and free of debris.
3. Chemical storage areas should be relatively cool, well ventilated and out of direct sunlight or sources of high heat.
4. A means of controlling and cleaning up spills or other releases of hazardous materials should be readily available and should include appropriate absorbents or neutralizing agents as well as appropriate disposal container(s) for the contaminated debris. Such spill containment should be available regardless of the volume of material stored and spills should be cleaned up immediately, regardless of size.

Hazardous Substance Containers and Unidentified Substance Containers

No issues were raised concerning hazardous substance containers, including unidentified substance containers, during the site reconnaissance, therefore, no site specific recommendations are appropriate at this time.

Indications of Storage Tanks

The section on other concerns addresses the issue of underground storage tank systems in the vicinity of the subject site and their impact on subsurface quality. No additional site specific recommendations are appropriate at this time.

PCBs

If any used electrical equipment, including transformers, capacitors, or fluorescent light fixtures (or ballasts), are bought or installed at the subject property, certification from the manufacturer, or by laboratory analysis, that the equipment does not contain PCBs should be obtained. Unitek recommends that if a dielectric fluid filled device or light ballast ruptures, and the device is not known to be PCB free, then the area should be immediately vacated and barricaded. Clean up should only be conducted by trained and experienced chemical incident response personnel.

No additional site specific recommendations are appropriate at this time.

Indications of Solid Waste Disposal

No indications of improper solid waste disposal were observed during the site reconnaissance at the subject property or on adjacent parcels, therefore, no site specific recommendations are appropriate at this time.

Other

There are potential off site sources of subsurface contamination which have been identified on adjacent parcels. These include the known USTs at the Chevron Service Station across Kalakaua on South Beretania and the probable UST(s) at the potato chip factory and ceramics business. Additionally, there is a currently operating service station on a nearby parcel (16) and an abandoned service station (Hawaiian Self-Service) at TMK 2-4-5: 1 & 2. The only means to adequately assess subsurface quality is through a soil and ground water sampling program. Unitek does not recommend such a program at this time, but would recommend a soil gas survey, or other minimally invasive sampling program to determine if any of the potential off-site sources of contamination have impacted the subsurface quality of the site.

SOURCES OF INFORMATION

References:

As a matter of necessity, Unitek relies largely on readily available sources of information, such as the client, public records, and interviews, for recognizing potential environmental liabilities at a subject property/facility. Requests for information resources are made to collect relevant data on current and past practices conducted at the subject property/facility. Unitek may not receive all information requested or be able to confirm all information provided during the course of this preliminary site survey. Therefore, Unitek shall not be held responsible for errors, omissions or misrepresentations resulting from missing documentation or from inaccurate information provided by such sources.

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(OSHA) Occupational Safety and Health Administration. 1991. Code of Federal Regulations, Title 29. Washington, D.C.

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State of Hawaii Department of Health (DOH). 1992. Technical Guidance Manual for Underground Storage Tank Closure and Release Response.

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(USGS) United States Department of interior Geological Survey. 1983. Honolulu quadrangle, 7.5 Minute Series (Topographic Map).

(U.S. EPA) United States Environmental Protection Agency. 1987a. Asbestos Hazard Emergency Response Action (AHERA). Code of Federal Regulations. Title 40, Part 763, Subpart 1.

(U.S. EPA) United States Environmental Protection Agency. 1990b. EPA National Priority List. Code of Federal Regulations, Title 40, Part 300, Appendix B. Washington, D.C., 9 pp.

(U.S. EPA) United States Environmental Protection Agency. 1990a. Hazardous Waste Management System; Identification and List of Hazardous Waste; Toxicity Characteristics Revisions. Federal Register 55(61):11798. Office of Solid Waste, Washington, D.C.

(U.S. EPA) United States Environmental Protection Agency. 1990b. Managing Asbestos in Place. A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials. 20T-2003, Green Book.

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(U.S. EPA) United States Environmental Protection Agency. 1991c. Code of Federal Regulations, Title 40, Part 761. Washington, D.C.

(U.S. EPA) United States Environmental Protection Agency. 1991d. EPA Region IX RCRA Database. April 5,1991.

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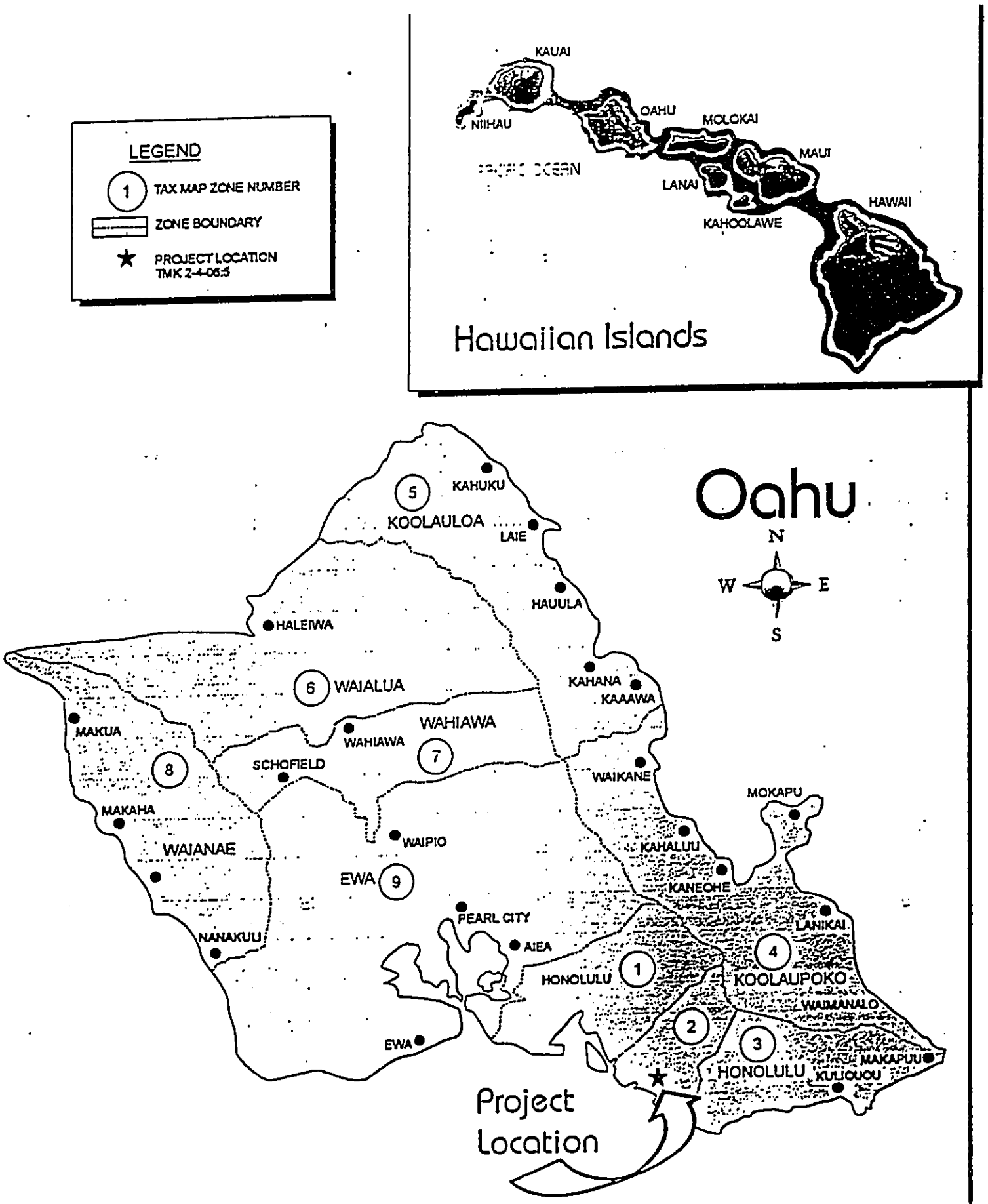
(U.S. EPA) United States Environmental Protection Agency. 1991f. Code of Federal Regulations, Title 40, part 763. Washington, D.C.

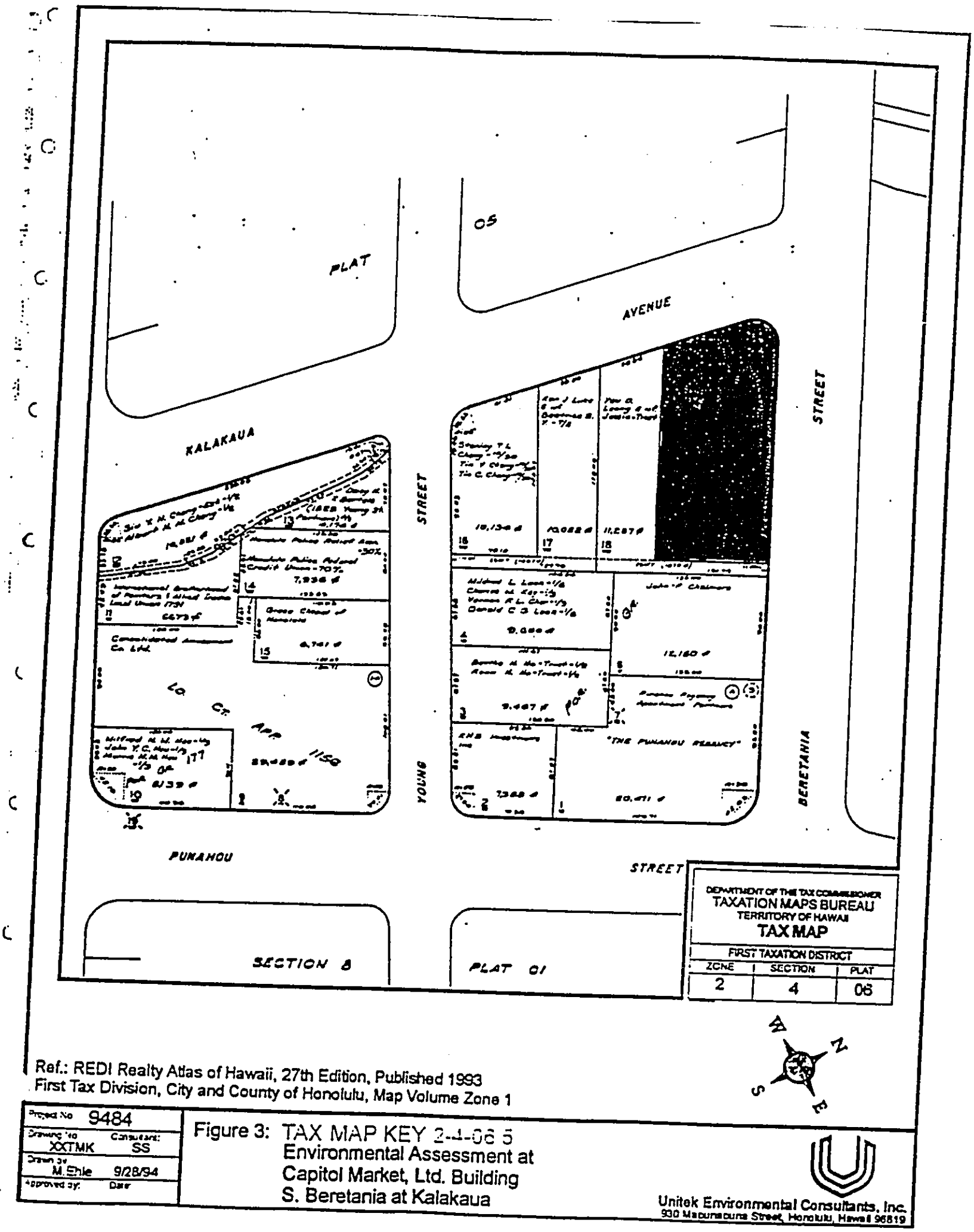
APPENDIX



Project No. 9484	
Drawing No. xxOAHU	Consultant AB
Drawn by M.Ehle	10/21/94
Approved by	Date

Figure 1: PROJECT LOCATION
Environmental Assessment at
Capitol Market Ltd. Building
S.Beretania at Kalakaua

Unitek Environmental Consultants, Inc.
930 Mapunapuna Street, Honolulu, Hawaii 96819

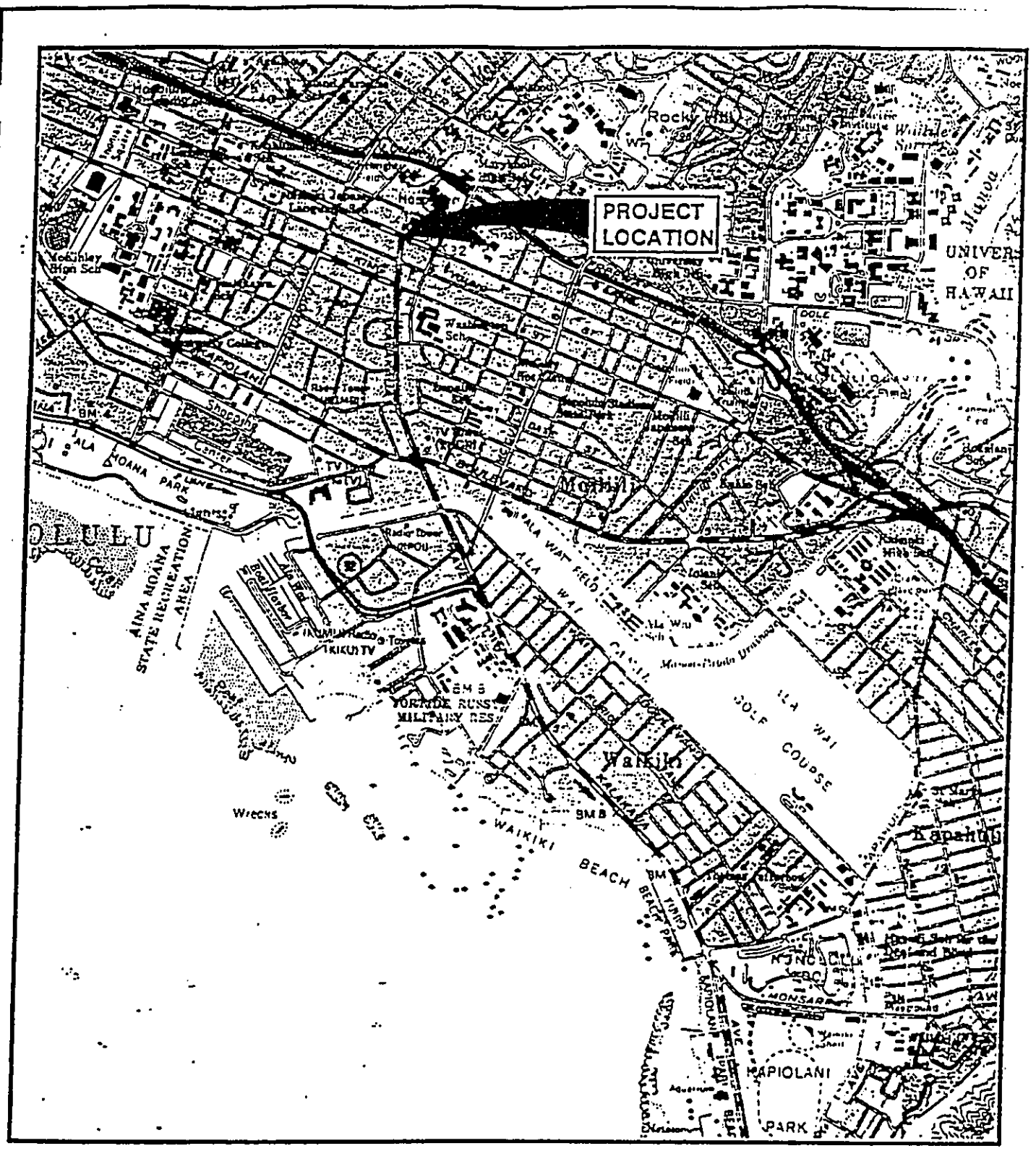


Ref.: REDI Realty Atlas of Hawaii, 27th Edition, Published 1993
First Tax Division, City and County of Honolulu, Map Volume Zone 1

Project No: 9484	
Drawing No: XXTMK	Consultant: SS
Drawn by: M. Ehle	9/28/94
Approved by:	Date

Figure 3: TAX MAP KEY 2-4-06 5
Environmental Assessment at
Capitol Market, Ltd. Building
S. Beretania at Kalakaua

Unitek Environmental Consultants, Inc.
930 Mapunapuna Street, Honolulu, Hawaii 96819

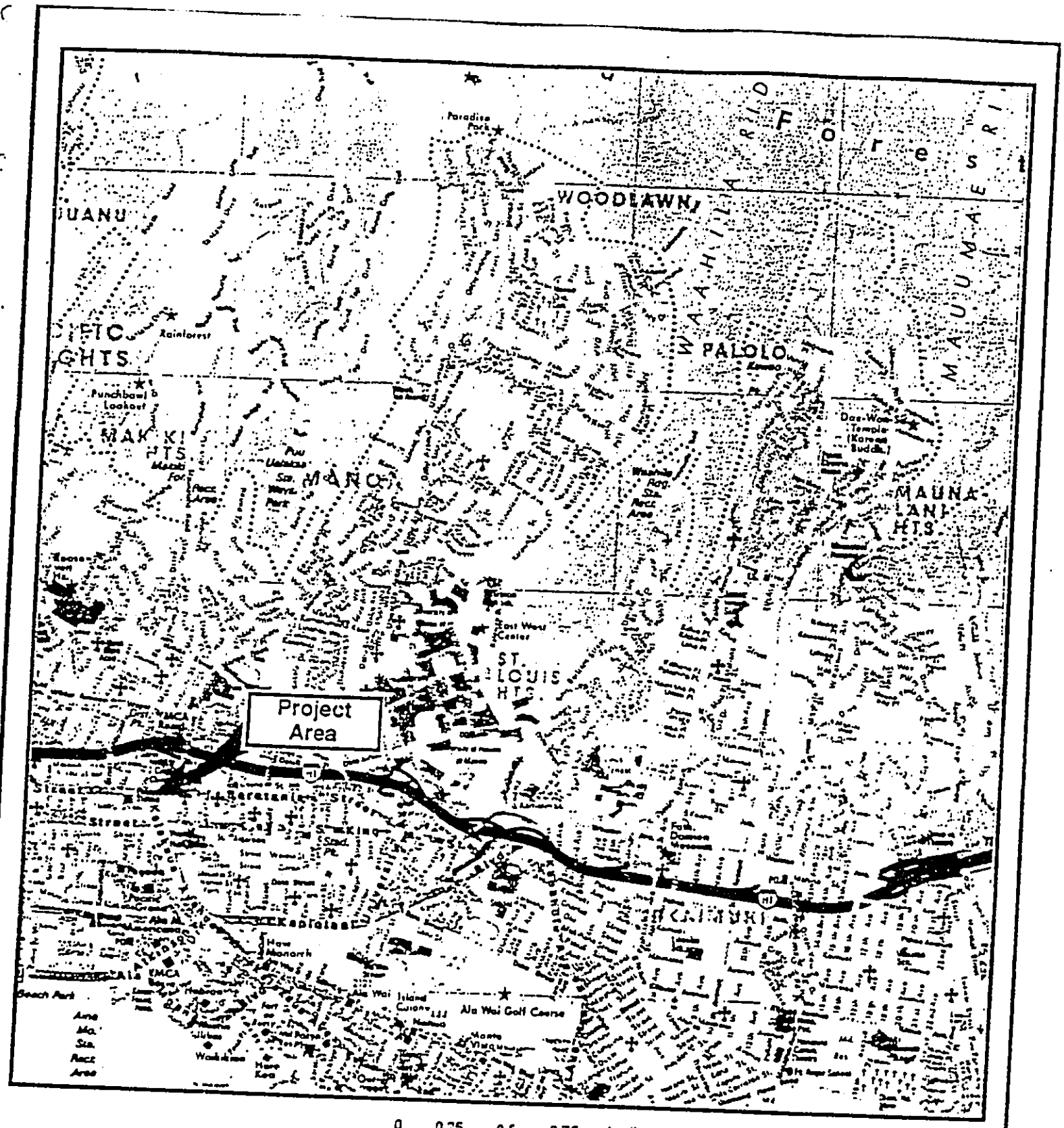


Ref.:Mapped, edited and published by the Geological Survey
Honolulu Quadrangle, City & County of Honolulu, Island of Oahu
7.5 Minute Series (Topographic) Map O-13

Project No 9484	
Drawing No Topo	Consultant AB
Drawn by M.Ehle	Date 5/26/94
Approved by	Date

Figure 2: TOPOGRAPHIC MAP
Environmental Assessment at
Capitol Market, Ltd. Building
S. Beretania at Kalakaua

Unitek Environmental Consultants, Inc.
900 Mapunapuna Street, Honolulu, Hawaii 96819

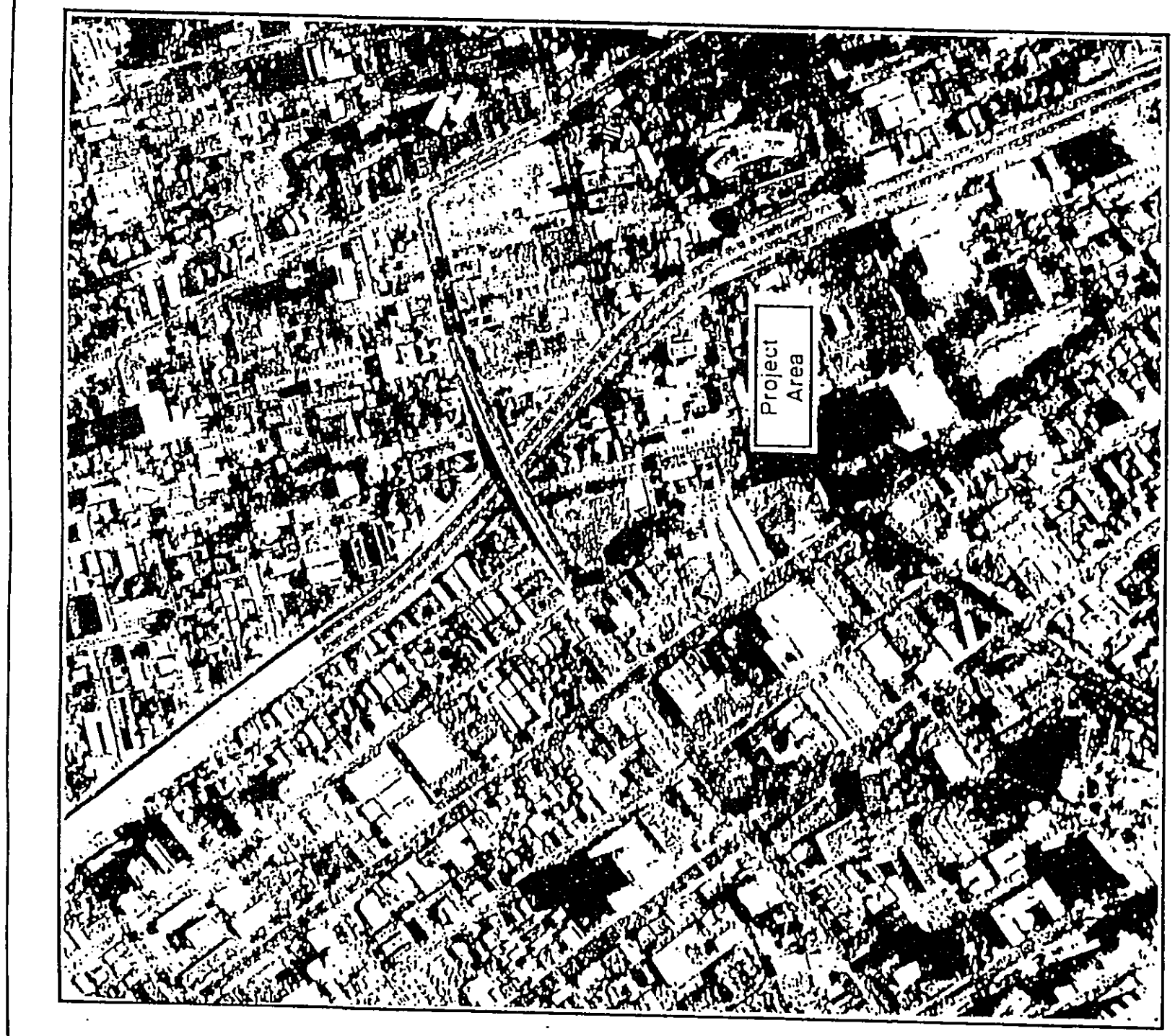


Ref: Nelles Verlag Maps
Hawaiian Islands 2
Honolulu, Oahu
1:35000

Project No	9484
Drawing No	Scale/Rev
xxxst	AB
Drawn by	
M Ehle	8/3/94
Approved by	Date

Figure 4: [illegible]
Environmental Assessment at
Capitol Market, Ltd. Building
S. Beretania at Kalakaua

Unitek Environmental Consultants, Inc.
930 Maunaloura Street, Honolulu, Hawaii 96819



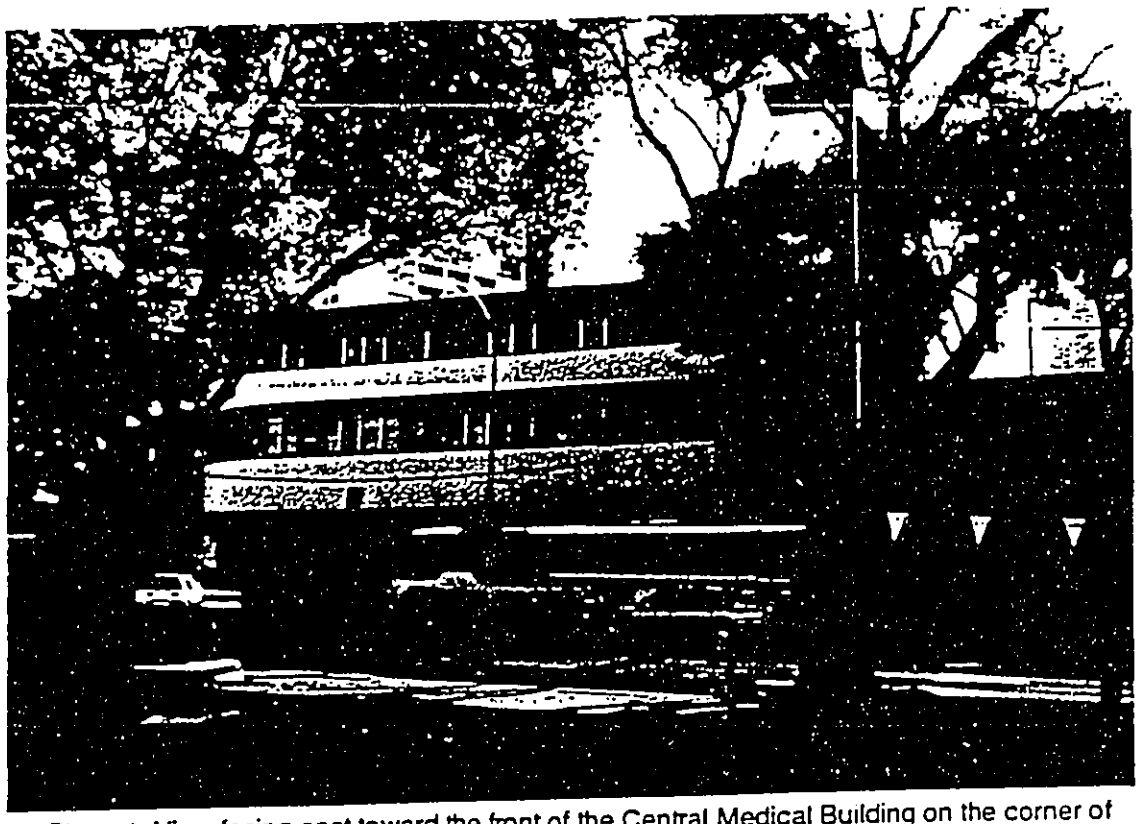


Photo 1: View facing east toward the front of the Central Medical Building on the corner of Kalakaua and South Beretania.

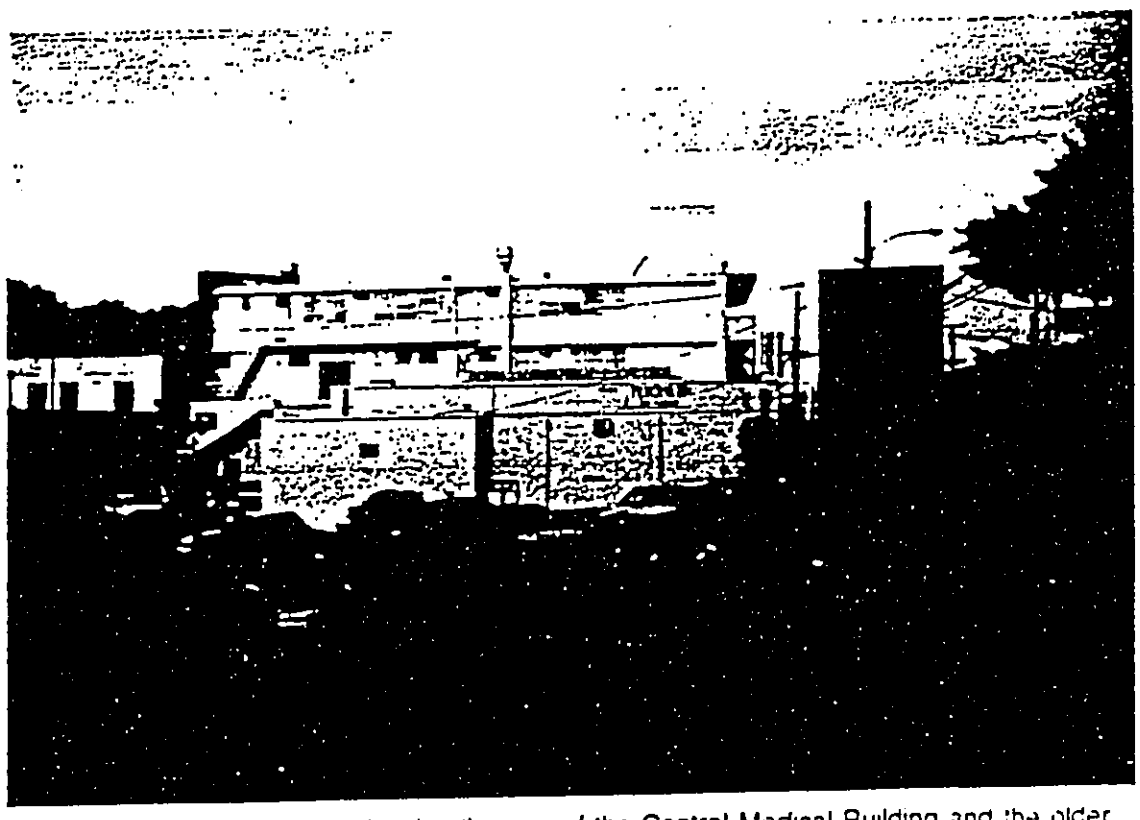


Photo 2 View to the west showing the rear of the Central Medical Building and the older Capitol Market building.

Ref Job No.9484

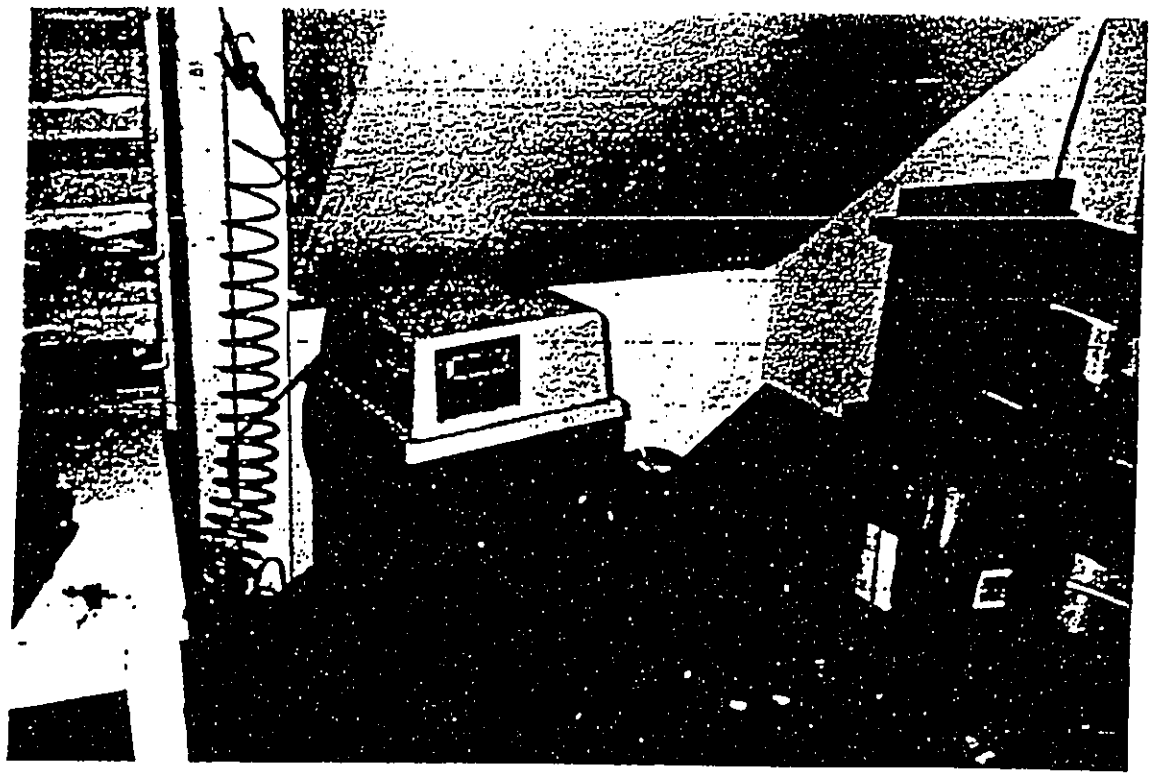
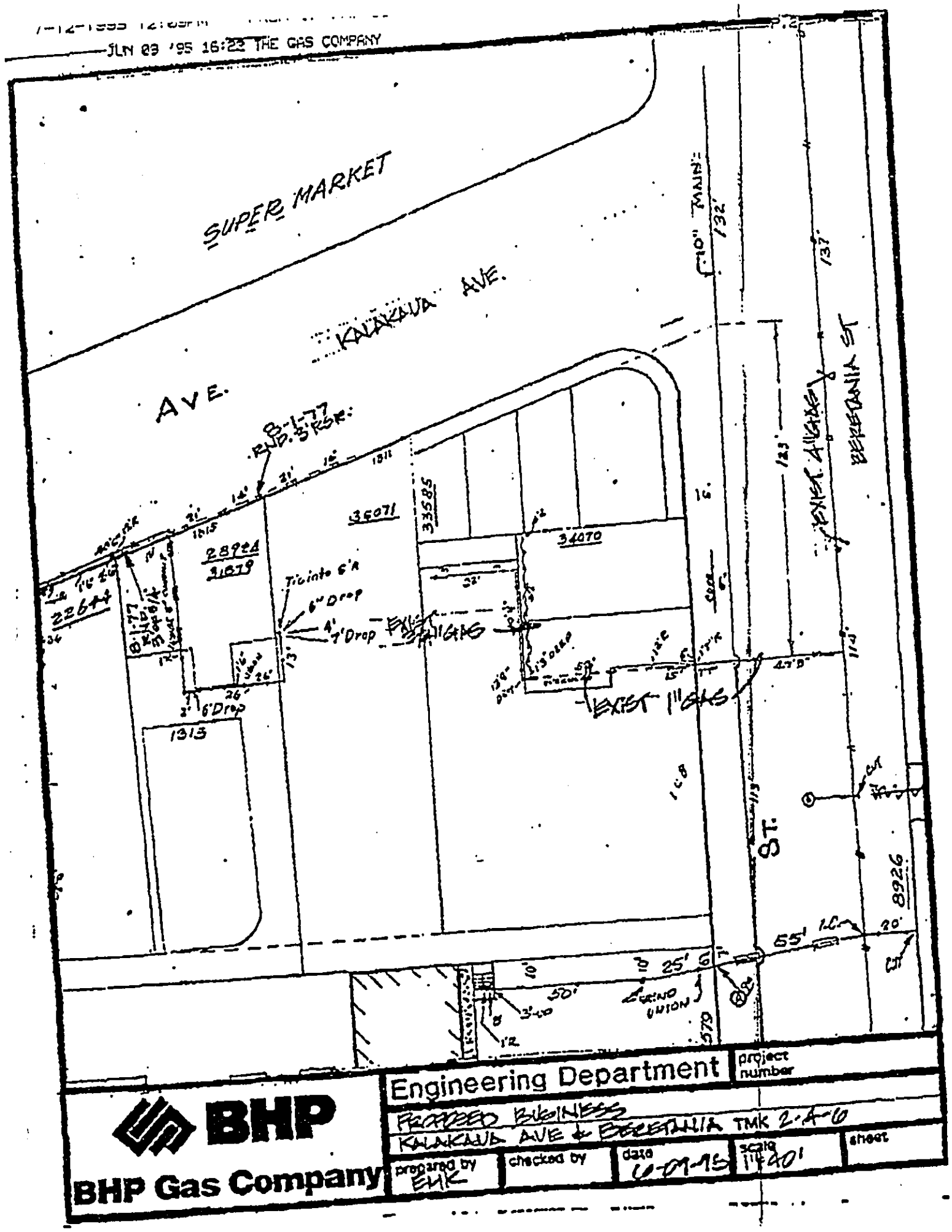


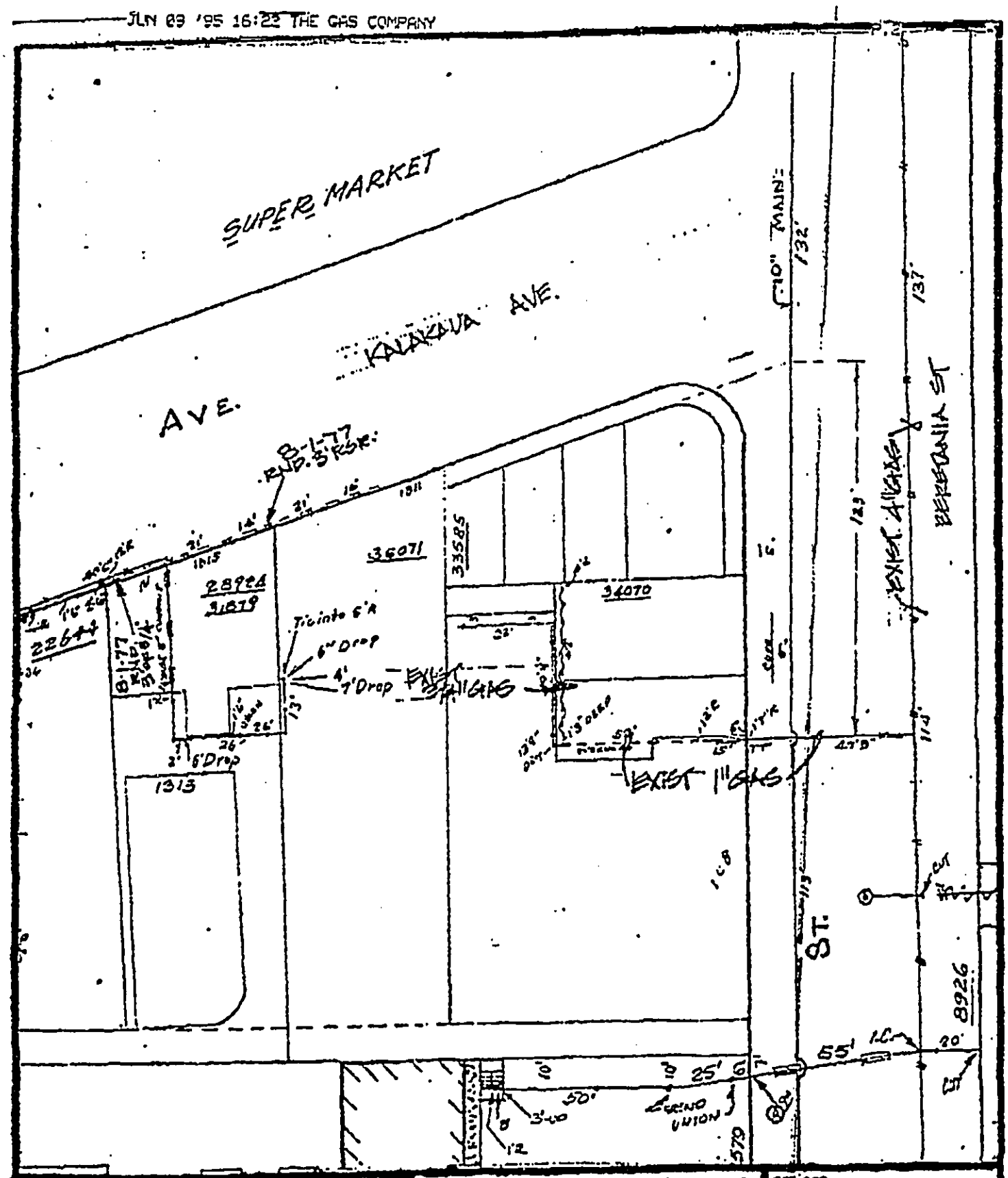
Photo 3: Silver recovery unit for photo processing at Photo World

Photo 4 Chemical storage at Photo World



CORRECTION

THE PRECEDING DOCUMENT(S) HAS BEEN REPHOTOGRAPHED TO ASSURE LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING



BHP Gas Company	Engineering Department		project number
	PROPOSED BUSINESS KALAKAUA AVE & BERETANIA TMK 2-A-6		
	prepared by EMK	checked by	date 6-09-95
	scale 1"=40'		sheet

COMMENTS AND RESPONSES

BHP GAS COMPANY
Engineering Services Department
515 Kamakee Street
P.O. Box 3379
Honolulu, Hawaii 96842

Eric M. Kaohiwamura, PE
Engineering Services Supv.
Phone: (808) 594-5584
Fax: (808) 534-5630
Beeper: (808) 525-9630

FACSIMILIE TRANSMITTAL

TO: NICK BENZER
DATE: 6-09-95
COMPANY: COAST RIM PROPERTIES
PROJECT:
PHONE: 614-0074
FAX NO: 614-0654
REF:

ITEM	PAGES	DESCRIPTION	REMARKS
	1	GAS MAP	

The following action applies:

- ☐ For Approval
- ☐ For Your Information
- ☐ For Comment
- ☐ For Your Handling
- ☒ As Requested
- ☒ As Per Conversation
- ☐ Original To Be Mailed
- ☐ Please Call
- ☐ No Exceptions Taken
- ☐ Exceptions As Noted
- ☐ Review & Resubmit
- ☐ See Message Below

MESSAGE:

Post-it™ Fax Note 7671 Date 7/12 # of pages ▶ 3
To EARNIZIA From NICK D.
Co./Dept. MR RAY-BRICK Co.
Phone # 847-6657 Phone #
Fax # Fax #

By: Eric M. Kaohiwamura PE
Eric M. Kaohiwamura, PE

cc:

328/2

City and County of Honolulu
DEPARTMENT OF WASTEWATER MANAGEMENT

SEWER CONNECTION APPLICATION

(Allow at least 2 weeks processing time)

PART A – TO BE FILLED BY APPLICANT *(Please Print Legibly)*

1. Project Name: Kulana Hale
2. Address: 1541 South Beretania Street, Honolulu, HI 96826
3. Tax Map Key: 2-4-6-5
4. Development: *(Type)* PD-H [ ] Cluster [ ] Apt. [X] Subdiv. [ ]
   Other [ ] _____ If Commercial, Area = _____
5. Total Number of Units Proposed: 168 *(provide breakdown below)*
   Studio 42 1 Bdrm. 42 2 Bdrm. 84 3 Bdrm. -- 4 Bdrm. --
   Other 1 bath and 1 kitchen per unit, common laundry room
6. Sewer Connection Work Desired: *(Give length, size, depth, etc.)*
   Proposed connection - tie in to existing sewer lines at Beretania St. or Kalakaua Ave.
7. Approximate Date of Connection: Summer 1996
8. Number & Type of Existing Structures on Property: 1 commercial bldg containing offices, small restaurants, other business use (mfg.)
   Indicate Number of Structures: Remain 1 Demolished 0
9. Remarks: existing bldg to be renovated
10. Information Provided By:
    Name: Nick Denzer Date: 5/31/95
    Firm: Coastal Rim Properties Phone: 674-0074
    Mailing Address: 91-590 Farrington Highway, Kapolei, HI 96707
    Street *City, State* *Zip Code*
    *** Please call Nick Denzer for pickup @ 674-0074 (thanks) ***

PART B – TO BE FILLED BY THE CITY

1. Current Zoning: B-M-3 General Plan _____
2. Sewer System: Adequate [X] Inadequate [ ] Unavailable [ ]
   Other: _____
3. Charges:
   a. Sewer Assessment _____ (Rate) times _____ (Area (sq. ft.)) ..... $ _____
   b. Wastewater System Facility Charge: ..... 113.9 X PREVAILING RATE $ _____
   c. Other (new laterals, etc.): ..... $ _____
   TOTAL CHARGES (estimated) = $ _____
4. Remarks: _____
5. Application:
   Approved: [signature] Date: 6/13/95
   Valid 2-years after approval date. Construction plans shall be completed & approved within this 2-year period. Construction shall commence within 1-year after approval of plans.
   Not Approved: _____ Date: _____

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843

July 5, 1995

Mr. Nick Denzer
Kekuilani Development Company
91-590 Farrington Highway, No. 210-163
Kapolei, Hawaii 96707

7/10/95

Dear Mr. Denzer:

Subject: Your Letter of June 9, 1995 Regarding the Proposed Kulana Hale Apartment Development on Kalakaua Avenue and Beretania Street, TMK: 2-4-6: 5

Thank you for your letter regarding the proposed apartment.

The existing water system is presently adequate to accommodate the proposed apartment.

The availability of water will be confirmed when the building permit is submitted for our review and approval. If the development plan requires action by the Department of Land Utilization, the plan should be approved by that department before we take action on the proposed apartment. When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission, and daily storage.

If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.

If you have any questions, please contact Joseph Kaakua at 527-6123.

Very truly yours,

Raymond H. Sato

RAYMOND H. SATO
Manager and Chief Engineer

it' Fax Note 7671	Date 7/11/95	# of pages ▶ 1
To FABRIZIO	From N. Denzer
Co./Dept. 847-6637	Co. KRD
Phone # DENN S.	Phone #
Fax # 735-7901	Fax #

Mayor's Representative - James Remedios, Director of Data Systems, discussed the Friends of Honolulu Hale program. Remedios encouraged residents to volunteer their services and made applications available.

Remedios reported that the Thomas Square renovation project was delayed due to negotiations with the contractor.

Residents and Concerns

Kulana Hale - Proposed Housing Project - Frank O. Mola, developer, informed the Board of the Kulana Hale project to be located at the corner of Kalakaua and S. Beretania Streets.

There will be 168 units for Senior citizens, 60 with handicap facilities. There will be fourteen floors, four being reserved for parking.

Sketches of project were shown. Mola explained that, with the current zoning of 150 feet, the two rooftop structures (for mechanical facilities and community room/laundry) exceed the limit by 20 feet. This would require a variance, and plan to present the details to the City. Nicholl requested that the developer consider reducing the height to meet the zoning by deleting a floor.

Mola commented that they were currently going through the 201 E process for exemptions which will allow a tax credit allocation for the type of work which they are proposing. There are plans for landscaping and parking to be shared by the surrounding businesses.

Tenants will be 65 years of age and over, and most likely, will be selected by a lottery system. The Foundation of Social Resources will be working closely with the Catholic Charities, who will be doing the screening.

The Board questioned the need for the variance and the lack of parking. Mola explained that the parking ratio, which will be four tenants to one space, is sufficient for senior citizen use. Handicap and visitor parking will also be offered.

Board member Meacham requested that additional information regarding the company be supplied in writing. Mola agreed to supply the Board with the requested data.

APPENDIX 3

State of Hawaii
Rental Housing Trust Fund

96:RHT/078

Fax (973-0360) and Mail

May 7, 1996

Mr. Franco Mola
Kulana Hale
1541 South Beretania Street, Suite 204
Honolulu, HI 96826

Dear Mr. Mola:

Subject: Project - Kulana Hale
Draft Environmental Assessment

The Office of Environmental Quality Control (OEQC) has reviewed the draft Environmental Assessment for the above-referenced project and is requesting a response to the following questions:

1. In addition to the proposed housing units, please describe the types and size of commercial activities planned for this site.

2. Please describe the type and construction method for the building's foundation. If piles will be driven, please analyze the noise impacts and disclose the proposed mitigation measures.

3. What is the total amount of state and county funds committed to this project? What is the source of the public funds? Does the project involve Community Development Block Grant funds? Does the applicant propose to apply for any tax credits?

4. What is the existing height limit for this site?

5. Please describe other projects within this area that are in the planning, design, or construction phase. What is the status of the Pawaa Redevelopment project? What are the cumulative impacts?

677 Queen Street Suite 300 Honolulu, Hawaii 96813 Tel (808) 587-0567 Fax (808) 587-0600

Please respond to the above questions by May 22, 1996. Your comments will be redirected to the OEQC. Should you have any questions, please contact me at 587-0797.

Sincerely,

Kwan Giok Low
Program Staff

Kulana Hale Limited Partnership

1541 South Beretania Street, Suite 204 • Honolulu, HI 96826 • (808) 973-0366 • Fax: (808) 973-0360

May 21, 1996

Mr. Jeyan Thirugnanam
Office of Environment and Quality Control
220 S. King Street, 4th Floor
Honolulu, HI 96813

RE: Kulana Hale Project - Response to Comments
Final Environmental Assessment

Dear Jeyan:

In reference to your comments on the Draft Environmental Assessment for the above mentioned project, we have enclosed the following responses.

1) In addition to the proposed housing units, please describe the types and size of commercial activities planned for this site.

The total retail square footage proposed is 1,800 sf. Businesses that will operate in this minimal square footage will most likely be interested in servicing the residents of the project and surrounding community. Examples of these service retailers are sundry stores, health food and sandwich shops, beauty salons and coffee shops.

2) Please describe the type and construction method of the building's foundation. If piles will be driven, please analyze the noise impacts and disclose the proposed mitigation measures.

The building's foundation is a poured in place mat slab foundation at grade with mild reinforcement. No caissons or piles are required on site.

3) What is the total amount of state and county funds committed to this project? What is the source of the public funds? Does the project involve Community Development Block Grant funds? Does the applicant propose to apply for any tax credits?

We have received State Funds from the Rental Housing Trust Fund (RHTF) Program and tax credits under the Federal Low Income Housing Tax Credit program. Community Development Block Grant funds will not be used.

The following funds are listed accordingly:

Rental Housing Trust Fund	$ 900,000
State Tax Credits	$ 341,396
Federal Tax Credits	$ 1,137,985

4) What is the existing height limit for this site?

The existing height limit is 150 feet, under which the Project currently conforms.

5) Please describe other projects within this area that are in the planning, design, or construction phase. What is the status of the Pawaa Redevelopment project? What are the cumulative impacts?

The following are recently completed or impending developments in the subject area. It is anticipated that their cumulative impacts will not have a negative impact on the surrounding area. Source: Real Estate Appraisal prepared for Bank of America dated January 30, 1996.

737 Wiliwili Street: A 60-unit condominium project was recently completed on Wiliwili Street. The project is 16 stories and contains six floors of parking with approximately 96 stalls. The last ten floors (7th - 16th) contain 40 two-bedroom/one and one-half bath and 20 one-bedroom/one and one-half bath units. The project was originally developed as a rental apartment project.

745 Isenberg Street: An 11-story condominium project with basement level parking was completed on this site. The $8.2 million project contains 9 two-bedroom/one-bath apartments; 9 three-bedroom/two-bath apartments; and a penthouse apartment for a total of 19 units. The units range in size from 920 to 1,120 square feet. Amenities include a viewing deck and a jacuzzi on the roof. Forty-one parking stalls are provided on the basement and ground level.

Executive Plaza: A 6-story office condominium project was recently completed on 1953 South Beretania Street, near the intersection of Beretania and McCully Street. The project contains 17 units ranging in size from 538 to 1,300 square feet. The units are being marketed on a loft condition at $475 to $575 per square foot. Recent interviews with brokers familiar with the project have disclosed that the condo sales are not progressing as planned and the developer, States

Recently Completed or Impending Developments Continued:

International, may ultimately operate the project as a standard rental office project. The developer currently reported that about 11,000 square feet of the 22,064 square feet of rentable area is available for purchase of lease.

Ke'eaumoku Superblock: A project by Haseko Hawaii is planned for development along Ke'eaumoku Street. The project will include a retail center, park and residential tower to contain 400 to 500 units and an office tower to contain 350,000 square feet of office space. The project will be located on a 10-acre site bound by Ke'eaumoku, Makaloa, Sheridan and Rycroft streets. The current status of the Project is described as being on "hold" due to difficulties in arranging financing and depressed market conditions.

Pawaa Redevelopment Project (Superblock): Originally sponsored by the City Department of Housing and Community Development and the State Housing and Finance Development Corporation, the Pawaa Master Plan was to consist of 2,000 affordable housing units, community facilities, retail and commercial office space and City and State office. The Superblock is bound by Beretania Street, Kalakaua Avenue, South King Street and Keeaumoku Street. However, the State of Hawaii may no longer be involved in the project and the City and County have scaled down the development scope. A recent Request for Proposals (*RFP*) indicated that a portion of the block bound by South Beretania Street and Young Street containing 113,347 square feet is planned for development of about 400 to 450 units. Of this total, 225 would be affordable rental housing units with 45 dedicated to the elderly.

One Kalakaua Senior Living: The project began construction in December 1995. The site is bounded by South Beretania Street, Young Street and Kalakaua Avenue. The 166-unit fee simple condominium will provide a full array of senior living amenities. Also, a 32-bed skilled nursing facility will be part of the project. The project is to offer all levels of senior care from total independent housing to assisted living to sub-acute care in the skilled nursing facility. The condominium component is reportedly over 60% sold. The unit mix consists of one-bedroom and two-bedroom units ranging in sales price from $270,000 to $547,000.

With the present development of the One Kalakaua Senior Living facility across the street and the planned development of the Pawaa Superblock one block northwest of the Project site, the immediate area will be forming a community of nearly 400 units of Oahu's best located senior housing. Based on the projected population of incoming seniors and continued improvement in this area, we also expect an influx of businesses to service the needs of these new residents.

We are extremely proud of our project and feel we have come a long way toward making this exciting and unique project a reality. In addition, the response from the public and their anticipation of the project has been tremendous. Please fax confirmation upon publication of the Kulana Hale Negative Declaration to Laura Yamafuji at 973-0360 for our files. Thank you in advance for your help in this matter and feel free to call if your have questions or require further clarification.

Sincerely,
KULANA HALE LIMITED PARTNERSHIP
By: Coastal Rim Properties, Inc., Developer

Franco J. Mola
President

cc: William Hirsch
Ronne Theilan

APPENDIX 4

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 5TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4427 • FAX: (808) 527-5498

JEREMY HARRIS
MAYOR

May 23, 1996

Mr. William W. Hirsch, President
Kulana Hale Limited
1541 South Beretania Street, Suite 204
Honolulu, Hawaii 96826

Dear Mr. Hirsch:

Re: Kulana Hale 201E Exemptions

The Housing Finance and Development Corporation has informed us of your request for additional tax credits to cover the cost of the increased number of residential units from 175 to 186 for the Kulana Hale elderly project. The Resolution granting 201E exemptions for the Kulana Hale project was approved for 175 units. Any major changes to the project may inadvertently invalidate the exemptions approved under Resolution 95-328. The Department of Housing and Community Development should approve any changes to the Kulana Hale project in order not to jeopardize the exemptions granted for the project.

Kulana Hale Limited should formally notify our Department of the proposed change. A change from commercial space to residential space may not negatively impact the parking count and may not require any amendments to Resolution No. 95-328. This issue will be addressed once formal notification is received.

Should you have any questions please contact Lorna Uesato of my staff at 523-4162.

Sincerely,

ROLAND D. LIBBY, JR.
Director

KULANA HALE LIMITED PARTNERSHIP

1541 South Beretania Street, Suite 204 • Honolulu, HI 96826
Tel: (808) 973-0366 • Fax: (808) 973-0360

June 11, 1996

Mr. Roland Libby
Department of Housing and Community Development
650 S. King Street, 5th Floor
Honolulu, HI 96813

RE: Kulana Hale 201E Exemptions

Dear Mr. Libby:

This letter shall respond to your letter dated May 23, 1996 regarding changes in our Kulana Hale project relative to our previously approved 201E Exemptions. The primary changes in the project are as follows:

1. The total number of residential units has *increased* from 175 to 186, as follows:

   The number of units in the new residential tower has increased from 175 to 176 units to accommodate a Resident Manager's unit. The unit mix was altered to accommodate and reflect market demands. We have decreased the number of two bedroom units and increased the number of studios to arrive at the following mix:

Type	Square Feet	Number of Units
Studio	367-400	122
1	521-534	43
2	694	11

   In addition, 10 units will be retrofitted on the second and third floors of the existing 3-story commercial building, which was a part of our initial 201E application. All of these additional units will be rented to low-income elderly and disabled persons earning 50% or less of the median income, thereby increasing the total number of units offered at 50% of the median from 35 (20%) to 46 units (25% of total units). All remaining units will still be rented to those earning 60% of the median income.

2. Due to the ongoing design process and change in unit mix, we were able to decrease the residential tower from 17 floors (5 parking, 12 residential) to 15 floors (4 parking levels, 11 residential floors), lowering the overall height of the building. The maximum height allowable under the 201E Exemptions is 150 feet. Our proposed building height is 133.3 feet (exclusive of the unoccupied roof).

3. The above changes to the building affect our previously approved 201E exemptions in the following manner:

Parking: The parking parameters previously approved have been applied to our revised breakdown by use as follows:

Use	Spaces	Ratio	Comment
Elderly Residential	47	1:4	Per 201E Exemption
Guest	19	1:10	Per Code
Handicap	4	4 per 100 stalls	Per Code
Retail	17	1:400 sf	Per Code
Surplus Stalls	3		
Total	90		

As you can see, we meet our previously approved parking requirements and have a surplus of 3 parking stalls. On a relative basis, we now have more parking than the previous design.

FAR: Our previously proposed plan had an approved maximum FAR of 6.50. The revised plan has a proposed FAR of 6.35, attaining a slightly lower FAR, as detailed below:

	Previous SF	Revised SF
New Retail	1,800	1,792
Existing Retail	12,654	5,060
Additional Residential Units	NA	8,332
Residential Tower	109,342	97,944
Residential Lobby	1,000	1,288
Res. Lounge/Laundry/Covered Deck	4,174	4,336
Ground Floor Mechanical	NA	771
Mechanical w/in Parking Structure	NA	848
Roof/Elevator Machine Room	NA	5,055
Arcade	NA	500
Total SF	128,970	125,926
FAR	6.50	6.35

Setbacks: Our setbacks have not changed from our approved exemption.

Loading: The number and dimension of our loading spaces have remained unchanged from our prior exemptions.

In summary, our revised design does not conflict, in any way, with our existing 201E approvals. In fact, the revised design is more efficient, less intense with respect to both height and FAR, and will actually supply more affordable units than the prior scheme. The above revisions relate to our resubmittal for additional tax credits. If we are unsuccessful in the award of these additional tax credits, we will not retrofit the second and third floors of the exiting 3-story building to increase the number of residential units. The changes to the residential tower, however, will remain the same as presented above with or without the award of additional tax credits.

Over the past few months, response from the public and their anticipation of this project has been tremendous. We are extremely proud of our project and feel we have come a long way toward making this much needed project a reality. Please do not hesitate to call me if you have any questions.

Sincerely,

Francisco J. Mola, for
KULANA HALE

cc: William Hirsch

APPENDIX 5

CITY AND COUNTY OF HONOLULU
HONOLULU HAWAII

No. 95-328
CD1

RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE DEVELOPMENT OF THE KULANA HALE LOW-INCOME ELDERLY RENTAL HOUSING PROJECT AT 1541 BERETANIA STREET, OAHU, TAX MAP KEY: 2-4-06: 05.

WHEREAS, Kulana Hale, Limited, proposes to develop 175 low-income rental units on 19,842 square feet on Beretania Street in Makiki identified as Tax Map Key: 2-4-06: 05 to be known as "Kulana Hale" (the "Project"); and

WHEREAS, Kulana Hale, Limited, a Hawaii Limited partnership whose general partner is the Foundation for Social Resources Incorporated will develop the project and own and operate the residential portion of the project; and

WHEREAS, the Project consists of 175 apartments for elderly and disabled persons, 99 parking stalls for residents, guests and commercial space, 1,800 square feet of retail space, 800 square feet of open space, 1,976 square feet of community room space and 1,332 square feet of lanai space; and

WHEREAS, the Project will be regulated as an affordable housing project for 30 years; further, a covenant in the deed will restrict the use of the residential tower to housing for elderly and disabled persons in perpetuity; and

WHEREAS, 80% of the units will be rented to households earning 60% and below of Oahu's median income and 20% of the units to those earning 50% and below of Oahu's median income for a period of 30 years; and

WHEREAS, the City Council is empowered to authorize exemptions from statutes, ordinances, charter provisions and rules of any government agency relating to planning, zoning, construction standards for subdivision, development and improvement of land and the construction of units thereon pursuant to Sections 46-15.1 and 201E-212 of the Hawaii Revised Statutes (HRS); and

WHEREAS, the City Council has reviewed the preliminary plans dated September 11, 1995 and outline specifications dated September 5, 1995 for the Project submitted to the Council by the Department of Housing and Community Development ("DHCD"); and

WHEREAS, the Project is consistent with the housing goals and objectives of the City; and

No. _____

RESOLUTION

WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, the exemptions meet minimum requirements of health and safety.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the Project which approval includes exemptions from certain requirements for the Project as set forth in the Preliminary Plans and Specifications for the Project, as follows:

1. Exemption from the Park Dedication Ordinance, Article 7, Chapter 22, of the Revised Ordinances of Honolulu 1990 ("ROH"), Rule 8, relating to land area requirements, to exempt the Project from the required 10% of maximum permitted floor area or 110 square feet per dwelling unit and monetary fee requirements. (Project provides 1,976 square feet of community/multi-purpose space, 1,332 square feet of lanai space and 800 square feet of ground floor open space.)

2. Exemption from Section 3.70-2 and Table 3.1(A), Land Use Ordinance (LUO), relating to off-street parking for multi-family dwellings, to allow the provision of 45 residential parking stalls, a ratio of 1 stall per 4 units; and

3. Exemption from Table 5.15-B, LUO, relating to Floor Area Ration (FAR), to allow the Project to exceed the allowable FAR of 2.5 (FAR of 3.5 with open space bonuses), to allow a maximum FAR of 6.5.

4. Exemption from Table 5.15-B, LUO, relating to front, side and rear yard setbacks, to allow a covered arcade along Beretania Street and to allow building encroachment up to the property line in the front, side and rear yards.

5. Exemption from Section 3.70-12 (a)(b), LUO, relating to dimensions of loading spaces to allow two loading spaces measuring 19x8-1/2 feet by 10 feet high instead of one 19x8-1/2 feet by 10 feet and one 12x13 feet by 14 feet high.

BE IT FURTHER RESOLVED that this Resolution shall be void unless Kulana Hale shall begin construction of the project within 12 months after the approval date of this Resolution; and

BE IT FURTHER RESOLVED that the exemptions granted for this Project are not transferrable to other developers, operators or owners; and

BE IT FURTHER RESOLVED that except as authorized herein, the final plans and specifications for the Project shall be deemed approved if those plans and

RESOLUTION

specifications do not substantially deviate from the preliminary plans and outline specifications submitted to the Council; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials or employees, on account of actions taken by them in reviewing or approving the plans and specifications or in granting these exemptions; and

BE IT FURTHER RESOLVED that the Director of the Department of Housing and Community Development is authorized to execute the agreement substantially in the form which is marked Exhibit A which is attached to this Resolution and made a part of it pursuant to the terms, conditions and provisions approved as to form and legality by the City Corporation Counsel as being necessary, advisable, or desirable for the purposes of carrying out this Resolution; and

RESOLUTION

BE IT FURTHER RESOLVED that the Director of the Department of Housing and Community Development is hereby authorized to execute any incidental or related documents to carry out the transactions, above described, as long as said documents do not increase either directly or indirectly the financial obligation of the City.

INTRODUCED BY:

John DeSoto (BR)

Councilmembers.

DATE OF INTRODUCTION:

September 20, 1995
Honolulu, Hawaii

(OCS/092695/ct)

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL OF THE CITY AND COUNTY OF HONOLULU on the date and by the vote indicated to the right.

ATTEST:

GENEVIEVE G. WONG
CITY CLERK

JOHN DeSOTO
CHAIR AND PRESIDING OFFICER

Dated 10/11/95

ADOPTED MEETING HELD			
10/11/95			
	AYE	NO	A/E
BAINUM			
FELIX			
HANNEMANN			
HOLMES			
KIM			
MANSHO			
MIFUKITANI			
YOSHIMURA			
DeSOTO			
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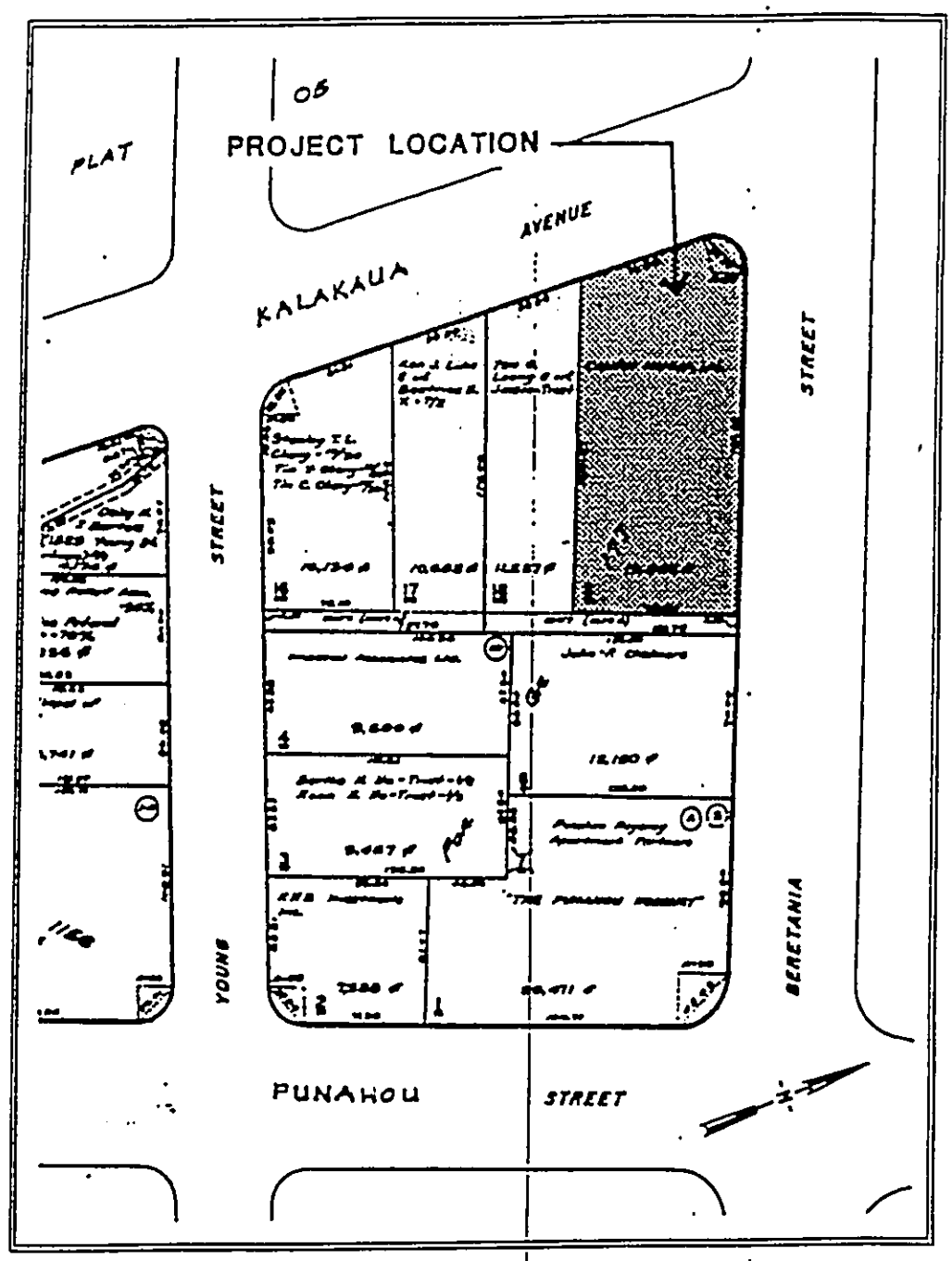
Reference

Report No. HCR-530

Resolution No.

95-328
CD1



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

KULANA HALE

201E PROJECT

SITE PLAN (TMK: 2-4-6: 5)

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 5TH FLOOR
HONOLULU, HAWAII 96813
PHONE: (808) 523-4427 • FAX: (808) 527-5488

JEREMY HARRIS
MAYOR

RONALD S. LIM
DIRECTOR

ROLAND D. LIBBY JR.
DEPUTY DIRECTOR

September 12, 1995

Honorable John DeSoto, Chair,
and Members of the City council
City and County of Honolulu
Honolulu, Hawaii 96813

Dear Chair DeSoto and Councilmembers:

Subject: Request for Exemptions Pursuant to Sections 46-15.1 and 201E-210, Hawaii Revised Statutes (HRS)
Kulana Hale Low-Income Elderly Rental Housing Project
Makiki, Oahu
Tax Map Key: 2-4-06: 05

Enclosed for the City Council's review and approval is a resolution granting exemptions from certain statutes, ordinances and rules relating to planning, zoning and construction standards pursuant to Sections 46-15.1 and 201E-210, HRS, to allow the development of a elderly housing facility on Beretania Street in Makiki on the property identified as Tax Map Key: 2-4-06: 05.

Development Structure and Experience of Developer

Kulana Hale, Limited proposes to develop and operate a 175 unit low-income housing project on the 19,842 square foot property to be acquired from the current owner, Capitol Market, Limited.

Kulana Hale is a Hawaii Limited Partnership with the Foundation for Social Resources, Incorporated (FSR) as the general partner. FSR is a Delaware non-profit corporation that specializes in the acquisition and development of affordable rental apartments. FSR owns the 170 unit Tara Village Apartments and has partial ownership in six other projects ranging in size from 76 to 150 units located in California and Ohio.

William W. Hirsch, President of FSR (California), has developed a number of other Southern California apartment communities which were built in conjunction with the Lincoln Property Company. Mr. Hirsch was directly responsible for the conception,

development, financing, construction and subsequent management of 36 developments ranging in size from 56 to 500 units. Over half of these projects were financed with tax-exempt bonds.

Thomas H. Yamamoto of THY Development, Inc., is a limited partner to Kulana Hale. Tax credit investors will become additional limited partners.

Frank J. Mola, President and 100% owner of Coastal Rim Properties (CRP), a California corporation, is the acting agent and project manager for the FSR and is not party to the Kulana Hale, Limited partnership. CRP is under contract to buy the parcel from Capitol Market, Ltd. and will lease approximately 12,000 square feet to Kulana Hale for a period of 35 years.

Over the past twenty years, CRP and its affiliated companies have overseen the planning and construction of over 4,300 homes, 500,000 square feet of commercial space and over 1,000,000 square feet of office space in California. Kekuilani, Village 4 at Kapolei (valued at $110,000,000) is one of CRP's current projects. CRP and its predecessor corporation (Mola Development Corporation) have been honored with 10 regional and national awards and have developed projects ranging in value from $2,500,000 (Huntington Beach, 1978) to $55,000,000 (Seabridge Village-1989).

Kulana Hale, Ltd. will develop the project and own and operate the residential units, 45 residential parking stalls, 18 guest parking stalls and any space designated for use by the residents of Kulana Hale. The existing commercial space, proposed 1,800 square feet of retail space, and 36 commercial parking will be owned and operated by CRP.

Proposed Development

The proposed project will replace the existing one story building on the property. The project will consist of 86 studio units, 52 one-bedroom units, 37 two-bedroom units, 1,800 square feet of retail space, 99 parking stalls, a laundry room, 800 square feet of ground floor open space, 1,976 square feet of community/multi-purpose space and 1,332 square feet of lanai space. The existing 3-story retail/office building fronting Kalakaua Avenue and Beretania Street will be slightly modified to connect with the proposed structure and will have a new exterior finish.

All of the units are proposed to be rented to low-income elderly and disabled persons. 80% of the project units will be targeted to those earning 60% of the median income and 20% of the project units for those earning 50% of the median income. Rents are

$496.40 and $609.40 for a studio unit, $658.40 for a one-bedroom unit and $803.40 for a two-bedroom unit exclusive of utilities.

Development costs are estimated to be $14 million. The developer has applied for an award of $1 million in federal and State low-income tax credits for the project, with Housing Finance and Development Corporation Board action expected on October 12, 1995. The developer is also applying for a $1,750,000 grant from the Federal Home Loan Bank and $990,000 from the State Rental Housing Trust Fund. The balance will be financed by local lenders. The units will be available as low income rentals for 30 years. Construction is scheduled to begin in March of 1996 and be completed in May of 1997.

The project was presented to the Makiki Neighborhood Board No. 10 at its regular meeting on July 20, 1995. The Board voted 11 to 0 in support of the project with one person abstaining from voting.

Exemptions Requested

The following exemptions from development requirements are necessary to allow development of this project:

1. Park Dedication Ordinance, Article 7 Chapter 22, of the Revised Ordinances of Honolulu 1990, rule 8.

   Exemption from the land area and monetary fee required is requested to preserve the financial feasibility of the proposed 100% affordable project. 1,976 square feet of community space and 1,332 square feet of lanai space will provide a controlled, secure and accessible recreational space for the residents. An additional 800 square feet of public open space will be provided on the ground floor.

2. Parking Requirements (LUO section 3.70-2 and Table 3.1(A))

   An exemption allowing the provision of one parking stall for every four dwelling units is requested as the project provides affordable housing for low and moderate income elderly and disabled households. LUO requirements for guest and commercial parking will be satisfied.

3. Floor Area Ratio (LUO Table 5.15-B)

The requested 6.5 FAR, exceeding the allowable 2.5 FAR, is acceptable on the basis that space within the building envelope normally devoted to parking is *counted as floor area for apartments instead.*

4. Setbacks (LUO Table 5.15-B)

Front yard: The requested exemption from the required 10 feet front yard setback is to allow a covered sidewalk (or arcade) along the entire Beretania Street frontage of the new building up to the property line and to allow the retail portion of the building to be set back 5 feet from the property line. The residential tower portion of the building will be set back as required in the LUO for the front yard. DLU has offered the developer the option of providing a landscape buffer strip between the street and the property line.
Side and rear yard: The requested exemption from the required 10 feet side and rear yard setback is to allow the entire building structure to encroach up to the property line (no setback) in the side yard and to allow the parking structure portion of the building to encroach up to property line (no setback) at the rear yard. The residential tower portion of the building will be set back as required in the LUO for the rear yard.

The requested setback exemptions allow a more efficient parking and residential layout as well as minimizing the number of parking levels required.

5. Loading Space Dimensions (LUO Section 3.70-12 (a) & (b))

An exemption is requested from the required loading space of one 12x35 feet by 14 feet high and one 19x8-1/2 feet by 10 feet high to allow two 19x8-1/2 feet by 10 feet high loading spaces instead. The project is comprised of affordable rental units with minimal square footage and it is not anticipated that a loading dock for large trucks would be needed. The small area of the lot makes maneuvering a large truck within the parking structure virtually impossible and the location of a large loading dock facing the street would negatively affect the project's visual impact on the streetscape.

City Agency Concerns

All affected City agencies have reviewed the preliminary plans, outline specifications and exemptions requested for the project. The majority of the agencies do not object to the exemptions listed in the attached resolution. The Department of Land Utilization (DLU) objected to the previous FAR request of 6.74 but has agreed to an FAR of 6.5. DLU and the Department of Transportation Services (DTS) have additional concerns and recommendations as follows:

DLU had a number of design concerns and recommendations, some of which were included into the design such as the incorporation of a ground level courtyard between the existing commercial and proposed structure, a covered arcade and street trees in the public right-of-way. The incorporated ground level courtyard will provide the required square feet needed in order for the loading areas to be located within the required yard space (Land Use Ordinance (LUO) section 3.70-13(f)).

DLU also recommends that a restrictive covenant, running with the land, be recorded that all units remain affordable to elderly or disabled persons for the life of the structure. The developer has agreed to a restrictive covenant in the deed to limit the occupancy to elderly and handicapped persons for the residential tower.

The DTS recommends that additional off-street parking be provided due to the limited amount of street parking available in that area for residents, guests and commercial users of the project. DTS believes the one stall per four units ratio to be inadequate in similar developments which have used that parking ratio.

Positive Impacts

The project will provide 175 affordable rental units in a desirable location close to public transportation, hospitals, stores and recreational facilities.

Negative Impacts

The negative impact of the proposed development is the high density of the multifamily units. The proposed density of 6.5 is double the FAR currently allowed in the area (FAR of 2.5 or 3.5 with open space bonuses) and would not typically be allowed in any other type of development with the same zoning. In this case the FAR is more acceptable because this high density project is able to stay within the general building envelope and 150 feet maximum height limit. The requested parking exemption, results

in the replacement of four of the eight required parking levels with dwelling units instead, driving up the floor area ratio without substantially increasing the overall bulk and height of the building.

From the DHCD's experience with past elderly projects, the one to four parking ratio is not adequate in outlying suburban areas with infrequent bus service. In central locations such as this one, the one to four parking ratio is felt to be sufficient.

We support this project which will provide much needed affordable rental units within the urban core and therefore, recommend approval of this resolution.

Please feel free to call me at X4427 if we can be of assistance.

Sincerely,

RONALD S. LIM
Director

CONCUR:

ROBERT J. FISHMAN, Managing Director

Attachments:
Resolution
Fact Sheet
Site Map
Agency Comments
Preliminary Plans and Outline Specifications

AGENCY COMMENTS

CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432

JEREMY HARRIS
MAYOR

PATRICK T ONISHI
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

(ks)

August 14, 1995

MEMORANDUM

'95 AUG 14 A10:58

DEPT. OF HOUSING & COMM. DEVELOPMENT

TO: RONALD LIM, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

SUBJECT: KULANA HALE, 201E EXEMPTION PROJECT
TAX MAP KEY: 2-4-6: 5

We recently met with representatives of the above project and continue to support it. We have agreed to the following:

- Parking. As proposed, the project will provide residential parking at a ratio of 1 stall for every 4 units, not including guest parking.

- Height Limit. The proposal will comply with the existing height provisions.

- Floor Area. We would not object to a floor area ratio (FAR) in the range of 6.0 through 6.5, provided compliance with other elements noted herein.

We are continuing to discuss project design, and offer the following comments:

1. Commercial frontage should be provided along Beretania Street. This frontage should include a covered marquee or arcade at the property line. Landscaping may be provided within the public right-of-way. To achieve this, we are amenable to an exemption of the yard encroachment on Beretania Street.

2. A ground level open courtyard, as originally proposed, should be provided which is at least 20 feet wide. The applicant should clarify whether this space will be used to comply with park dedication requirements and/or public open space bonus.

3. Consideration should be given to moving the meeting rooms to the ground level, fronting the open courtyard.

We deeply appreciate the opportunity to comment on the project at this early stage. We are confident that a final schematic design that addresses our outstanding issues will be reached soon.

PATRICK T. ONISHI
Director of Land Utilization

PTO:fm

kulana.kks

JEREMY HARRIS
MAYOR

CHERYL D. SOON
CHIEF PLANNING OFFICER

CAROLL TAKAHASHI
DEPUTY CHIEF PLANNING OFFICER

TH 7/95-1307

July 21, 1995

MEMORANDUM

TO: RONALD S. LIM, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: CHERYL D. SOON, CHIEF PLANNING OFFICER
PLANNING DEPARTMENT

SUBJECT: REQUEST FOR EXEMPTIONS: PRELIMINARY REVIEW, KULANA HALE SENIOR HOUSING PROJECT, HONOLULU, OAHU, HAWAII, TAX MAP KEY: 2-4-6: 5

In reference to your memorandum of July 6, 1995, we have reviewed the subject project and offer the following comments.

The proposed development is within the Alapai-Sheridan Special Area. The proposed project site is currently designated Commercial Emphasis Mixed Use with a general height limit of 150 feet. The proposed senior housing project's total height of 177 feet exceeds the height limit for the designation as specified under Article 2, Section 24-2.2(a)(3) of the DP Special Provisions for the Primary Urban Center. Therefore, an exemption to Article 2, Section 24-2.2(a)(3) will be required to allow the proposed development to exceed the general height limit of 150 feet by approximately 27 feet.

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Tim Hata of our staff at 527-6070.

Cheryl D. Soon

CHERYL D. SOON
Chief Planning Officer

CDS:js

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

JEREMY HARRIS
MAYOR

CHERYL D. SOON
CHIEF PLANNING OFFICER

CAROLL TAKAHASHI
DEPUTY CHIEF PLANNING OFFICER

August 29, 1995

TH 8/95-1719

'95 AUG 30 A8:01

DEPT. OF HOUSING
& COMM. DEVELOPMENT

MEMORANDUM

TO: RONALD S. LIM, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: CHERYL D. SOON, CHIEF PLANNING OFFICER
PLANNING DEPARTMENT

SUBJECT: REQUEST FOR EXEMPTIONS PURSUANT TO SECTION 201E-210 HAWAII REVISED STATUTES; KULANA HALE LOW-INCOME ELDERLY RENTAL HOUSING PROJECT, MAKIKI, OAHU, HAWAII, TAX MAP KEY: 2-4-06: 05

In response to your memorandum of August 23, 1995, we have reviewed the proposed development and have no comments to add in addition to those submitted in our memorandum of July 21, 1995 (attached).

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Tim Hata of our staff at 527-6070.

Cheryl D. Soon

CHERYL D. SOON
Chief Planning Officer

CDS:ft

Attachment

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

JEREMY HARRIS
MAYOR

FELIX B. LIMTIACO
DIRECTOR

CHERYL K. OKUMA-SEPE'
DEPUTY DIRECTOR

In reply refer to:
WPC 95-105

August 29, 1995

'95 AUG 30 A8:02
DEPT. OF HOUSING
& COMM. DEVELOPMENT

MEMORANDUM

TO: ~~BRUCE~~ S. LIM, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: FELIX B. LIMTIACO, DIRECTOR
DEPARTMENT OF WASTEWATER MANAGEMENT

SUBJECT: **REQUEST FOR EXEMPTIONS PURSUANT TO SECTION 201E-210, HAWAII REVISED STATUTES**
KULANA HALE LOW-INCOME RENTAL HOUSING PROJECT
MAKIKI, OAHU
TAX MAP KEY: 2-4-006: 005

We have reviewed the preliminary plans for the proposed project and offer the following comment:

The municipal sewer system is available and adequate. However, this statement shall not be construed as confirmation of sewage capacity reservation. Sewage capacity reservation is contingent upon submittal and approval of a "Sewer Connection Application" form. In addition, an applicable wastewater system facility charge shall be assessed to this project.

If you have any questions, please call Mr. Dennis Nishimura at extension 6091.

FELIX B. LIMTIACO
Director

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

PACIFIC PARK PLAZA
711 KAPIOLANI BOULEVARD, SUITE 1200
HONOLULU, HAWAII 96813

JEREMY HARRIS
MAYOR

CHARLES O. SWANSON
DIRECTOR

September 8, 1995

PR1.023(lw)
(TMD-4111)

MEMORANDUM

TO : RONALD S. LIM, DIRECTOR
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

FROM : CHARLES O. SWANSON, DIRECTOR
DEPARTMENT OF TRANSPORTATION SERVICES

SUBJECT : KULANA HALE ELDERLY HOUSING PROJECT - MAKIKI
REQUEST FOR EXEMPTIONS - SECTION 201E-210, HRS
TMK: 2-4-06: 05

This is in response to your memorandum dated August 23, 1995 requesting our review and comments on the proposed project.

Based on our review of the plans provided to us, we have the following comments:

1. All vehicular access points should be constructed as standard City dropped driveways. Existing driveways along the project's frontage, which will not be used by this development, should be adjusted to match the standard curb grade.

2. Driveway grades should not exceed 5 percent (5%) for a minimum distance of 35 feet from the curb line, and adequate sight distance to pedestrians and other vehicles should be provided and maintained.

3. All vehicular maneuvering for loading and trash pick-up activities should occur on site. It appears that the loading stall along Beretania Street should be redesigned or relocated to allow for on-site maneuvering.

4. Due to the limited amount of on-street parking available in the area, we recommend providing additional on-site parking to adequately serve the residents, guests, employees, and commercial users of the project. Similar developments which have

used the parking ratio of one stall per four units have been inadequate.

5. The attendant booth should be recessed as far into the project as possible. The type and method of collection used should be designed to minimize the potential for vehicular queuing onto Beretania Street.

6. Landscaping should be placed in locations where it does not obstruct vehicular sight lines.

7. Construction plans for all work within and affecting the City right-of-way should be submitted to our department for review and approval.

Should you have any questions, please contact Lance Watanabe of my staff at local 4199.

CHARLES O. SWANSON

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

JEREMY HARRIS
MAYOR

DONA L. HANAIKE
DIRECTOR

ALVIN K.C. AU
DEPUTY DIRECTOR

August 28, 1995

'95 AUG 30 A8:02

TO: RONALD S. LIM, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DEPT. OF HOUSING & COMM. DEVELOPMENT

FROM: DONA L. HANAIKE, DIRECTOR

SUBJECT: REQUEST FOR EXEMPTIONS PURSUANT TO SECTIONS 201E-210 OF THE HAWAII REVISED STATUTES FOR KULANA HALE LOW INCOME ELDERLY RENTAL HOUSING PROJECT AT MAKIKI, OAHU, HAWAII TAX MAP KEY 2-4-06: 05

This is in response to your August 23, 1995 memorandum requesting our comments for the above-described project.

We have no objection to your request for an exemption from Park Dedication Ordinance, Article 7, Chapter 22, of the Revised Ordinances of Honolulu since the project will provide approximately 5,600 square feet of potential recreation space for elderly and disabled residents of the facility.

Thank you for the opportunity to review this project.

If you have any questions, please contact Lester Lai of the Advance Planning Branch at extension 4696.

DONA L. HANAIKE
Director

DLH:ei

CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

JEREMY HARRIS
MAYOR

RANDALL K. FUJIKI
DIRECTOR AND BUILDING SUPERINTENDENT

ISIDRO M. BAQUILAR
DEPUTY DIRECTOR AND BUILDING SUPERINTENDENT

B95-698

August 25, 1995

'95 AUG 28 A9:57

DEPT. OF HOUSING
& COMM DEVELOPMEN.

MEMO TO: RONALD S. LIM, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: RANDALL K. FUJIKI
DIRECTOR AND BUILDING SUPERINTENDENT

SUBJECT: 201E-210, HRS, EXEMPTION REQUEST
KULANA HALE LOW-INCOME ELDERLY RENTAL HOUSING PROJECT
MAKIKI, OAHU
TAX MAP KEY: 2-4-06: 05

This is in reply to your memorandum dated August 23, 1995 requesting our review and comments on the proposed exemptions from the provision of Chapter 201E-210, HRS, for the subject project.

We have no comments on your request for the exemptions under Chapter 201E-210, HRS.

Should you have any questions, please contact Charles Yee at local 6027.

RANDALL K. FUJIKI
Director and Building
Superintendent

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843

August 29, 1995

TO: RONALD S. LIM, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: RAYMOND H. SATO, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM OF AUGUST 23, 1995 ON THE REQUEST FOR EXEMPTIONS FOR KULANA HALE LOW-INCOME ELDERLY RENTAL HOUSING PROJECT, TMK: 2-4-6: 5

We have no objections to the proposed exemptions.

The existing water system is presently adequate to accommodate the proposed rental housing project.

The availability of water will be confirmed when the building permit is submitted for our review and approval. If the development plan requires action by the Department of Land Utilization, the plan should be approved by that department before we take action on the proposed development. When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission, and daily storage.

If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.

If you have any questions, please contact Joseph Kaakua at 527-6123.

3375 KOAPAKA STREET, SUITE H425
HONOLULU, HAWAII 96819-1869

JEREMY HARRIS
MAYOR

ANTHONY J. LOPEZ, JR
FIRE CHIEF

ATTILIO K. LEONARDI
FIRE DEPUTY CHIEF

August 31, 1995

TO: RONALD S. LIM, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

95 SEP -6 P2:55
DEPT OF HOUSING
& COMM DEVELOPMENT

FROM: ATTILIO K. LEONARDI, FIRE DEPUTY CHIEF
HONOLULU FIRE DEPARTMENT

SUBJECT: REQUEST FOR EXEMPTIONS PURSUANT TO SECTION 201E-210, HAWAII REVISED STATUTES
KULANA HALE LOW-INCOME ELDERLY RENTAL HOUSING PROJECT
MAKIKI, OAHU
TAX MAP KEY: 2-4-006: 005

We have reviewed your application and have made an on-site assessment of your request. We have no objections to the proposal, provided the following conditions are complied with prior to approval. Compliance with Article 10 of the Uniform Fire Code shall be made, but not limited to, the following:

1. Provide a private water system where all appurtenances, hydrant spacing and fire flow requirements meet Board of Water Supply standards.

2. Provide a fire access road to within 150 feet of the first floor of the most remote structure. Such access shall have a minimum vertical clearance of 13 feet 6 inches, be constructed of an all-weather driving surface of not less than 20 feet in unobstructed width shoulder to shoulder capable of supporting the minimum 60,000 pound weight of our fire apparatus and with a gradient not to exceed 20%. All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround having a radius of not less than 35 feet.

3. Submit construction plans to the building and fire departments for permit review and approval prior to commencement of the project.

Should additional information or assistance be required, please call Captain Stephen Kishida of our Fire Prevention Bureau at 523-4186.

Attilio K. Leonardi

ATTILIO K. LEONARDI
Fire Deputy Chief

SK:jl

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111

JEREMY HARRIS
MAYOR

MICHAEL S. NAKAMURA
CHIEF

HAROLD M. KAWASAKI
DEPUTY CHIEF

OUR REFERENCE BS-DL

August 24, 1995

'95 AUG 28 A7:53

DEPT. OF HOUSING
& COMM. DEVELOPMENT

TO: RONALD S. LIM, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: MICHAEL S. NAKAMURA, CHIEF OF POLICE
HONOLULU POLICE DEPARTMENT

SUBJECT: REQUEST FOR COMMENTS
KULANA HALE LOW-INCOME ELDERLY RENTAL HOUSING PROJECT
TAX MAP KEY: 2-4-06: 05

This is in response to your memorandum of August 23, 1995, requesting comments on a proposed elderly housing project in Makiki.

This project should have no significant impact on the operations of the Honolulu Police Department.

Thank you for the opportunity to comment.

MICHAEL S. NAKAMURA
Chief of Police

By Eugene Uemura
EUGENE UEMURA, Assistant Chief
Administrative Bureau